



**Roxboro**

**North Carolina**

**2001**

**Land Use Plan**



# **CITY OF ROXBORO LAND USE PLAN 2001**

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**"Bright Past Looking Towards a Brighter Future"**



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# CITY OF ROXBORO LAND USE PLAN

## SECTION 1: INTRODUCTION

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## **Section I. Introduction**

By developing the land use plan, the City of Roxboro is implementing a significant planning tool to guide future development. City leaders will use the Land Use Plan to focus on the future as they consider and approve rezoning and development proposals that will cumulatively have a tremendous impact on the overall livability of the community.

### **A. Plan Development**

1. The development of the land use plan consisted of several phases and components.
2. Analysis of data on past and future projected demographics.
3. Analysis of existing man-made and natural factors that affect and use and development.
4. Development of and consensus on land use goals and objectives.
5. Development of strategies for implementing the land use plan.
6. Development of land use classifications and the land use map.

### **B. The Planning Process**

In September 1999, Person County and the City of Roxboro hired The Wooten Company, Inc. to serve as the facilitator for developing separate land use plans for the County and City under a joint planning process. Information contained in the current conditions section of the inventory and analysis is intended to be inclusive of existing conditions within both the County and City to reflect the interdependence of the County and its sole incorporated municipality.

At the time the land use planning process was begun, Person County was in the multi-year process of developing a geographic information system. Detailed parcel data including parcel boundaries and associated data such as location, ownership, size, etc. will not be available until after the land use plan is completed.



In preparing for the land use planning process, County and City staff identified the following elements to be included in the land use plan as follows:

1. Land Use/Growth and Development:

- a) A general study of the historical trend of development within Person County and the City of Roxboro that have influenced growth and development
- b) A generalized inventory of the existing land development pattern.
- c) General distribution, location and extent of the use of land for housing, business, industry, open space, education, and public buildings.

2. Housing:

- a) An evaluation of housing problems and needs.
- b) Development of a general program to alleviate unmet needs including standards and plans for improvement of housing and the provision of adequate sites for housing with special emphasis on manufactured housing.

3. Community Appearance/Character:

- a) Development of strategies for the implementation of aesthetic controls such as landscaping and site design controls.

4. Economic Development:

- a) Analysis of the local economy and projections of future economic activity.
- b) Identification of existing and proposed sites for new and expanding business and industry.

5. Transportation:

- a) Identification of the general location and extent of existing and proposed major highways, scenic roads, railroads, transit routes and facilities, bikeways and pedestrian facilities, airports, and other public and private transportation facilities.

6. Open Space and Recreation:

- a) Identification of location and extent of existing and proposed open space for the preservation of natural resources and use for public recreation.

7. Community Service Facilities:

- a) Identification of existing and proposed service areas and improvements for education, water and sewer, public buildings, refuse disposal, emergency services, and historic preservation.

8. Conservation/Environmentally Sensitive Areas:

- a) Identify farmland, riparian buffers, watersheds, rivers, streams, and floodplains.

**C. Role of the Planning Board and Community Involvement**

The City of Roxboro Planning Board served as the advisory board to staff and consultants during the development of the land use plan. The Planning Board was charged with developing and recommending adoption of the land use plan text and map. The Board considered the land use plan during regularly scheduled public meetings. Also, special public forums were held in the Fall 1999 and Spring 2000 to hear from citizens at the beginning of the land use planning process. In the Fall of 2000 the Roxboro City Council and Planning Board held a joint work session meeting and discussed the final draft document.

A staff technical committee served to provide information and guidance in the development of the draft land use plan. The technical committee consisted of staff from the City's Administration, Planning and Development Department and Public Service Department. Staff also met with local organizations and discussed the various aspects of the proposed plan.)

During the plan development process draft documents were also forwarded to and comments solicited from the following: Roxboro Fire Chief, Roxboro Police Chief, Roxboro Finance Director, Roxboro City Clerk, Person County Manager, Person County Assistant Manager, Person County Cooperative Extension Director, Person County Economic Development Commission Executive Director, Person County Tax Assessor, Person County Tax Assessor, Person County Planners, Piedmont Community College President, Person County Schools Superintendent, Roxboro Uptown Development Cooperation Executive Director.

# CITY OF ROXBORO LAND USE PLAN

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## **Section 2. Inventory and Analysis of Current Conditions**

The inventory and analysis component of the land use plan includes two elements. The first element is a listing of the overall goals of the planning process and a list of the land use issues identified in the planning process. The second element is an inventory and analysis of past and projected demographic data with an assessment of the planning implications of this data; and) physical conditions which will affect the location and intensity of the City's future growth.

### **A. Overall Goals of the Land Use Planning Process**

1. Provide for orderly growth and development.
2. Identify areas suitable for different types of land uses, i.e., for residential and non-residential development.
3. Protect public investment in community infrastructure—transportation facilities, water and sewer systems, school system and parks and recreational sites.
4. Reduce urban sprawl to maximize wise and efficient use of limited .
5. Provide for development in area that will minimize conflict with farming operations and other non-urban land uses.

### **B. Issue Identification:**

The following land use issues were identified:

#### **1. Land Use/Growth and Development:**

- a) Re-evaluate existing zoning district boundaries and uses.
- b) Delineate appropriate locations for agricultural, residential, commercial and industrial uses.
- c) Should a growth boundary be established to discourage urban-type growth outside the City? Is the establishment of an extraterritorial jurisdiction (ETJ) around Roxboro an option?
- d) Are buffering requirements between incompatible land uses adequate?
- e) Very low-density residential growth in the County outside Roxboro corporate limits is resulting in rural sprawl – does this need to be addressed?
- f) Encouraging infill development within Roxboro corporate limits.

- g) Encouraging industrial/commercial growth in appropriate locations within Roxboro corporate limits.
- h) Pre-zoning tracts for specific uses to encourage appropriate uses and to discourage improper activities
- i) Subdivision ordinance out of date – written in 1960s.
- j) Should high-density residential uses be allowed in the R-2 zone by right or only with a special use permit?
- k) Formulating growth management policies that consider long term implications of development.
- l) Should policies on the continuation of non-conforming uses be reconsidered?
- m) Delineate appropriate locations for sexually oriented businesses.

2. Housing:

- a) Assessing housing needs/problems.
- b) Number/variety of housing options, e.g., multi-family and attached single family.
- c) Infill housing in traditional single family neighborhoods.
- d) Manufactured housing needs; identifying appropriate locations/criteria for siting manufactured housing parks/developments, etc.

3. Economic Development:

- a) Weaknesses and strengths of local economy.
- b) Projections for future economic activity.
- c) Identification of appropriate sites for economic development.
- d) Consider joint city-county planning to encourage economic development.

4. Infrastructure:

- a) Delineating/prioritizing service areas for public water and sewer.
- b) Providing public water and sewer services in a cost effective and reasonable manner.
- c) Should utility extension policies encourage development in specific areas identified for growth and discourage growth elsewhere?

5. Transportation:

- a) Evaluating and implementing various development scenarios to incorporate different modes of transportation, e.g., rail, airport, transit as well as highways.
- b) Identifying and protecting new highway alignments from development, e.g., 158 Bypass, Eastern Bypass, NC 49 to US 501.

- c) Push NCDOT to plan new road alignments in enough detail to permit the City and County to preserve the rights-of-way from development.
- d) Should access management along major thoroughfares be addressed to preserve capacity for growth and promote safer driving conditions?
- e) Subdivision regulation requirements for street extensions/connections to ensure coordinated road system for traffic circulation, emergency response, and delivery of county and city services.
- f) Utilizing railroad corridors for potential industrial development.

7. Community Services and Facilities:

- a) Identification of potential sites for new schools, and other public buildings and facilities.
- b) Need more public safety personnel on downtown streets and better enforcement of existing ordinances.
- c) Provide more public parking in downtown business district.

8. Community Character:

- a) Development regulations/guidelines should ensure new development or redevelopment is compatible with established character and community vision.
- b) Preservation and potential reuse of older, historic portions of business and residential districts of Roxboro and key historic sites within County.
- c) Build a stronger central business district.
- d) Regulations/guidelines for new development should identify/emphasize siting and design elements that mark County and City as well-planned, unique communities.

9. Community Appearance:

- a) Protecting appearance of major transportation corridors and community gateways from consequences of inappropriate land use and development.
- b) Protecting major gateways/entrances into the County and City to ensure new development/public landscaping presents image of well-planned community.
- c) Control of access along major thoroughfares to allow for landscaped medians/spaced left turn access points that help preserve appropriate scale for community character/image.
- d) Protecting properties of historical significance, explore feasibility of establishing a historic development commission.

- e) Tree planting guide for older developed areas of City to encourage coordinated effort on part of private property owners to contribute to sense of community pride.

10. Open Space/Parks and Recreation:

- a) Identifying sites for parks and other recreational facilities in conformance with the County's recreation master plan.
- b) Preservation of natural resources for current and future use.
- c) Identify major creeks/streams as opportunities for greenway/trail system.

11. Conservation/Environmentally Sensitive Areas:

- a) Limited density within protected water supply watersheds.
- b) Identifying areas of steep slopes and soils unsuitable for urban development.
- c) Identification/preservation of 100-year floodplain and other flood hazard areas.

**C. History/Location**

(From Person County Heritage-North Carolina, Madeline H. Eaker, 1981 as cited in the Person County Soil Survey.)

Early Person County settlers came from the northern colonies and located in the vicinity of Payne's Tavern and along the Hyco River in the 1740s. These early settlers were mainly farmers growing tobacco, corn, small grains, and cotton and raising cattle, hogs and sheep.

In 1792, the North Carolina General Assembly established Person County from a part of Caswell County. The County was named in honor of General Thomas Person, a statesman from Granville County.

The first court in the county was held at Payne's Tavern in 1791. In 1793, the court was moved to Moccasin Gap, which was renamed Roxborough and made the county seat. Settlers from Scotland later changed the name to Roxboro in honor of the Shire of Roxboro near the Scottish Highlands. The City of Roxboro was incorporated in 1855.

In 1870, the population of Person County was estimated at 11,700. Farming was still the main enterprise in the County, and tobacco was the mainstay of the economy. During this time the County and Roxboro were somewhat isolated from other parts of the State because of lack of transportation facilities.

Mainly because of the coming of the railroad in 1890, Person County began to grow and progress. By 1898, the population had increased to 16,000. Following the coming of the railroad, the Pioneer, Farmer's Alliance, and Hyco warehouses were built.

The building of the railroad spurred the construction of the water works and the establishment of a telephone and electricity system for the County. Industries also began to develop around 1900 when a cotton mill and a towel mill were built.

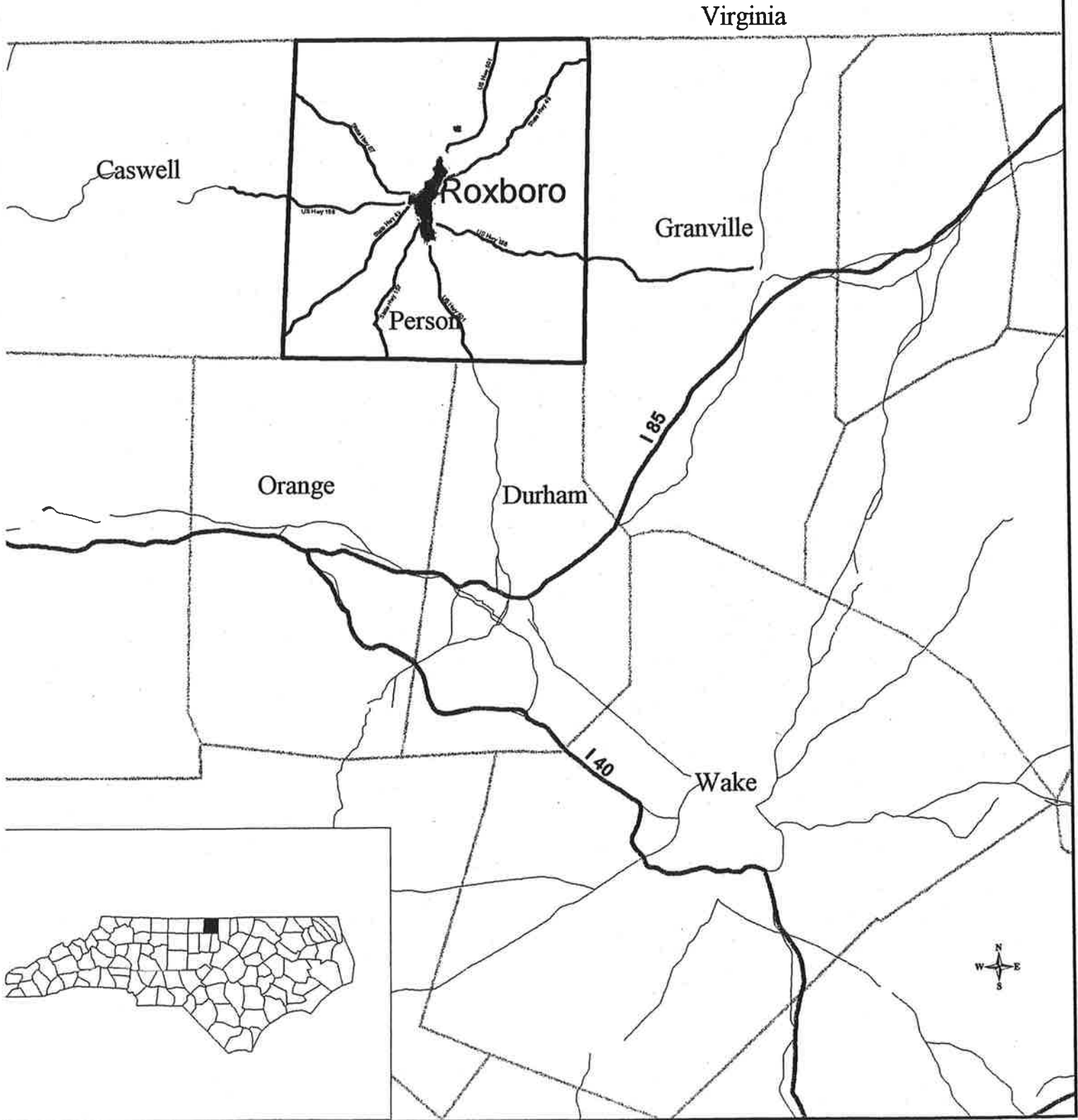
Dr. C. G. Nichols built the first hospital in 1916. Dr. George Wesley Gentry and Dr. W.C. Williams established the second hospital, known as the Gentry-Williams Hospital, in 1937. County population grew from 19,000 in 1920 to more than 29,000 by 1980.

Person County located in the north-central portion of North Carolina lies entirely within the Piedmont plateau. The County has a landmass of 392 square miles and an estimated 1998 population of 33,298 persons (N.C. Office of State Planning). The County includes only one incorporated municipality – the City of Roxboro – with a 1998 estimated population of 8,960 persons.

The County is relatively square in shape, each side measuring approximately 20 miles in length. Person County is bounded on the east by Granville County, on the south by Durham County and Orange County, on the west by Caswell County and on the north by Halifax County, Virginia. (Map 4-1)



# City of Roxboro General Location Map 4-1



US Highway 501 bisects the County north to south. US 501 is a four-lane divided highway south of Roxboro, and is scheduled to be widened to a multi-lane facility, partly on new alignment, from Roxboro north to the North Carolina/Virginia state line with construction beginning in FY 2005-06.

The County contains two large lakes – Hyco Lake in the northwest corner of the County and Mayo Reservoir, located in the northeast corner of the County. Both lakes serve Carolina Power and Light Company electric generating facilities. Two smaller lakes are also in the County, Lake Roxboro, located along western side of Person County, and City Lake (Lake Isaac Walton) just west of Roxboro. Both lakes serve as a water supply for the City of Roxboro.

Person County lies within three separate river drainage basins. The northern part of the County is in the Roanoke River basin, which flows to the north into Virginia. The southern half of the County is in the Neuse River basin flowing south and east to Pamlico Sound. A small portion of the County on the eastern side is within the Tar River basin, which also flows to the Pamlico Sound. Portions of the Roanoke River basin and all of the Tar and Neuse River basin within Person County – approximately 57% of the County's land mass - are classified by the State as protected water supply watersheds.

The City of Roxboro, located near the geographic center of Person County, incorporates approximately eight square miles of land area. The City's 1998 estimated population of 8,960 is an increase of 22.2% over the 1990 Census population. The City does not have an extraterritorial jurisdiction as is typical of most municipalities within North Carolina. The City is elongated in shape being approximately one mile wide east to west and eight miles long north to south. US 501, NC 49, NC 57 and US 158 all pass through the City of Roxboro.

In addition to the City of Roxboro, there are a number of crossroad communities, which, although not incorporated, hold special significance for County residents. The two oldest communities – Helena and Longhurst – were settled in the late 1800s. Other crossroad communities include Allen's Level, Allensville, Bethel Hill, Brooksdale, Bushy Fork, Cavel, Ceppo, Concord, Denny Store, Gentry's Store, Gordonton, Hester's Store, Hurdle Mills, Long Store, McGhee's Mill, Moriah, Olive Hill, Payne's Tavern, Peed's Store, Picks, Push, Ridgeville, Roseville, Surl, Timberlake, Triple Springs, and Woodsdale,

## D. Existing Land Use Survey

### 1. City of Roxboro:

An existing land use survey of Roxboro was completed in the spring of 2000. (Map 4-2 and Table A). There is approximately 4,054 acres of land within the City; and 28.4 % (1, 151 acres) of the zoned acreage is not developed. Approximately 26.9% of the County's population resides within the City (Based on 1998 Certified Population Estimates).

The survey shows a scattered pattern of residential land uses including single-family, multi-family and manufactured home parks. Five times as much land utilized for single family development (31.5%) in comparison to multi-family development (5.9%) and almost ten times more than manufactured home parks (3.2%). Ten percent more of land in the City is utilized for residential development (single family, multi-family, manufactured home parks) in comparison to Non-Residential Development (Office, Institutional, Public Facilities, Commercial, Uptown Commercial, Industrial)

Strip commercial/industrial development is located along major/minor thoroughfares and local roads in the vicinity. Commercial development encroaching into some residential neighborhoods.

Less than .4% of Lands Utilized for Parks/Open Space

Approximately 41.81 % of the acreage located in the City is within protected drinking water supply watershed

**TABLE A**  
**Existing Land Use**

Existing Land Use	Acres	Percentage of Total
Single Family (Low Density)	1,275	31.5%
Manufactured Home Park (High Density)	130	3.2%
Multi-Family (High Density)	238	5.9%
<b>Total Residential</b>	<b>1,643</b>	<b>40.6%</b>
Office, Institutional, Public Facilities	294	7.2%
Uptown Commercial	35	0.9%
Commercial	392	9.6%
Industrial	524	12.9%
<b>Total Non-Residential</b>	<b>1,245</b>	<b>30.6%</b>
Open Space/Parks	15	0.4%
Vacant Zoned Land	1,151	28.4%
<b>Total</b>	<b>4,054</b>	<b>100.0%</b>

**Map 4-2 Roxboro, North Carolina  
Existing Land Use**

## 2. Person County:

An existing general land use survey of Person County was completed in August and September 1999 (see Person County Land Use Plan). The survey confirmed that the County, although still predominantly rural and agricultural, has considerable scattered low to medium-density residential development primarily in the form of manufactured housing parks and subdivisions around Hyco Lake and in the southern portion of the County near the Durham County line. Vast amounts of the County, however, still fall within agricultural, forestry, or undeveloped land categories.

## 3. Historic Sites in Roxboro/Person County:

The following sites have been listed on the State Plan for Historic Preservation:

### a) Historic Register –

- *Person County Courthouse*
- *Roxboro Historic Commercial District*
- *Roxboro Male Academy and Methodist Parsonage (former)*
- *Burleigh (McGhee-Phifer Plantation) - northeast side of NC 57, 0.3 mile from junction with SR1313.*
- *Waverly Plantation*
- *Henry-Vernon House*
- *Holloway-Walker-Dollarhite House*
- *Holloway-Jones-Day House – northwest corner of the junction of US 501 and SR 1322*

### b) Study List for Historic Register –

- *Bass House*
- *Lyons (Rodgers) House*
  
- *Colonel Stephen Moore House – east side of SR 1717, 0.3 mile north of junction with SR1715.*
- *Noell Place – west side of SR 1737, 0.05 mil south of junction with SR 1751.*
- *Torain House*
- *Truss Bridge #35 (Pratt Half-Hip Pony Truss Bridge)*
- *Woodsdale Train Station (Clarksville Train Station)*

### c) Uptown Roxboro -

Uptown Roxboro is distinguished by a number of historic residential and commercial buildings. Uptown Roxboro represents the

strength and breath of the Person County heritage and is valued as a symbol of the greater community's history and legacy.

Uptown Roxboro's mission – "Uniting Preservation and Progress" – is to preserve community heritage while designing the future. The centerpiece of uptown Roxboro is the Person County Courthouse which occupies the central block of the historic business district.

## **E. Adjacent Area Influences**

The City of Durham, with a population of approximately 200,000, has significant influence on Person County. Most of the through traffic within the County are employees traveling to and from work locations in Durham and the Research Triangle Park from the northern portions of the County and southern portions of Virginia.

The City of Durham and Durham County have experienced considerable growth over the last two decades. Although the majority of this growth has occurred to the south of the city near the Research Triangle Park, a significant proportion of new residential growth has occurred to the north near the Person County line.

Person County holds promise as a location for families seeking a rural lifestyle close to major employment centers. Being approximately equidistant (30 miles) from two major employment centers, Person County serves as a central location for two worker families with jobs in the Research Triangle Area and in Danville, Virginia.

## F. Demographics

Demographic data used in this study were gathered from the US Census for 1970, 1980, and 1990, the NC Office of State Planning County and Municipal Population Estimates and Projections, and Woods and Poole Economics - North Carolina State Profile.

**TABLE B**  
**PART 1**  
**COMPARISON OF POPULATION GROWTH RATE**  
**WITH SELECTED COUNTIES IN THE REGION**  
**PERSON COUNTY**

County	1980	1990	1998	1980-1990 % Change	1990-1998 % Change
<i>Person</i>	<b>29,164</b>	<b>30,180</b>	<b>33,298</b>	<b>3.5%</b>	<b>10.3%</b>
Alamance	99,319	108,213	121,664	9.0%	12.4%
Caswell	20,705	20,693	22,380	-0.1%	8.2%
Durham	152,235	181,854	200,768	19.5%	10.4%
Granville	34,043	38,341	44,510	12.6%	16.1%
Orange	77,055	93,851	109,288	21.8%	16.4%

Source: [www.ospl.state.nc.us](http://www.ospl.state.nc.us); North Carolina County Population, 1998

### 1. Population:

#### a) Person County Population Growth -

The latest population estimates for Person County indicate that the County grew by 3,118 persons (10.3%) from 1990 (30,180 persons) to 1998 (33,298 estimated persons). This is a marked increase from the decade of 1980 to 1990 when the County saw a total population growth of only 1,016 persons or 3.5% (Appendix B-1). The largest percentage growth rates occurred in the Flat River and Mt. Tirzah townships in the southern part of the County closest to the Triangle and in the north in Cunningham Township near Lake Hyco.

The County's 10.3% population growth rate from 1990 to 1998 compares favorably with surrounding counties whose growth rates varied from a low of 8.2% (Caswell County) to highs of 16.4% and 16.1% (Orange and Granville Counties, respectively). The overall growth rate for North Carolina from 1990 to 1998 was 13.8% indicating that Person County was below the state average.

Of the counties compared, Person County had next to the smallest population base in 1990 – only 30,180 persons. The smallest, Caswell County had only 20,693 persons. Granville County had a slightly greater 1990 population at 38,341 persons.

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Source: [www.ospl.state.nc.us](http://www.ospl.state.nc.us); North Carolina County Population, 1998

b) City of Roxboro Population Growth –

The population of the City of Roxboro in 1990 was 7,332 – a decrease of 2.7% over the 1980 population of 7,532 (Table B - Part II). The 1998 certified population estimate of 8,960 persons within the City, however, shows a 22.2% increase from 1990, which represented over half of the County's 1990-1998 total population growth of 3,118 persons.



The City's 22.2% population growth rate from 1990 to 1998 was the second highest growth rate of the ten comparison municipalities. Yanceyville in Caswell County grew the strongest from 1990-98 with a population increase from 1,973 persons to 3,050 persons – a growth rate of 54.6% which was due, at least partially, to the location of a new prison facility in the town. Hillsborough (21.6%) and Durham (18.8%) demonstrated strong growth rates for both the 1980-90 and 1990-98 reporting periods.

**TABLE B  
PART II**

**COMPARISON OF POPULATION GROWTH RATE  
WITH SELECTED MUNICIPALITIES IN THE REGION  
TOWN OF ROXBORO**

Locality	1980	1990	1998	1980-1990 % Change	1990-1998 % Change
<i>Roxboro</i>	7,532	7,332	8,960	-2.7%	22.2%
Durham	100,847	136,612	162,273	26.2%	18.8%
Henderson	13,522	15,655	16,704	13.6%	6.7%
Hillsborough	3,019	4,263	5,182	29.2%	21.6%
Oxford	7,603	7,965	8,883	4.5%	11.5%
Reidsville	12,492	12,183	14,307	-2.5%	17.4%
Yanceyville	1,511	1,973	3,050	23.4%	54.6%
South Boston, VA	7,093	6,997	6,665	-1.4%	-4.7%
Clarksville, VA	1,468	1,243	1,251	-18.1%	0.6%
Danville, VA	45,642	53,056	50,868	14.0%	-4.1%
North Carolina	5,881,766	6,632,448	7,547,090	11.3%	13.8%

Sources: [www.opspl.state.nc.us](http://www.opspl.state.nc.us), NC Municipal Population 1998;  
[www.census.gov/population/estimates/metro-city/](http://www.census.gov/population/estimates/metro-city/); 1980, 1990 Census of Population,

Roxboro and Reidsville were the only two comparison municipalities in North Carolina that showed a reverse trend from population decline to population growth from the 1980-90 to 1990-98. The three comparison municipalities within Virginia – South

Boston, Clarksville, and Danville – all demonstrated negative or very slow growth rates from 1990 to 1998.

c) Growth Projections -

The Office of State Planning projects Person County's population to be 33,938 persons by 2000, 36,353 in 2010 (7.1% greater than 2000) and 38,583 in 2020 (6.1% growth over 2010). These estimates indicate additional 4,645 persons are expected to move to Person County between 2000 and 2020. The Office of State Planning does not make growth projections on the municipal level; however, if new residents choose to locate consistent with past growth patterns, more than one-half of population growth could be expected to locate within Roxboro. At the state projected County growth rate, the population of Roxboro could be expected to increase from 8,906 persons in 1998 to over 10,280 persons by 2020.

d) Person County's Components of Population Growth -

Person County's population growth rate of 3.5% from 1980 to 1990 can be examined closer using 1990 Census data to provide insight as to what type of growth occurred. Appendix C Part I illustrates what factors contributed to Person County's population increase. When comparing natural increase and net migration figures, it is evident that people moving into the County had little, if any effect on population growth. In fact, the larger number of people moving out of the County had a negative impact on the overall population growth rate.

Until the 2000 Census data is reported, it will be impossible to know exactly how these components of growth may have changed since 1990. However, it is reasonable to assume that the net migration figure has gone up since population growth has increased significantly since the 1990 Census. Since North Carolina is following the national trend to smaller families and households, natural increase is not a likely cause of increased population growth.

TABLE C

PART I

COMPONENTS OF POPULATION CHANGE  
PERSON COUNTY AND NORTH CAROLINA  
1980 to 1990

	1980-1990	
	Person County	North Carolina
Population Change	5443	752,353
Births	4338	901,708
Deaths	3223	527,545
Natural Increase	1115	374,163
Natural Increase As % of Total Population Change	3.70%	49.70%
Net Migration	-66	378,190
Net Migration As % of Total Population Change	-0.20%	50.30%
Migration Rate <sup>1</sup>	-6.50%	6.40%

1990-2000

<sup>1</sup>Migration rate is the difference between in-migration and out-migration expressed as a percentage of the total population change.

Source: www.ospl.state.nc.us, County Population Growth, 1980-1990

$$\frac{2752}{3834} = \frac{3.7}{100}$$

PART II

COMPONENTS OF POPULATION CHANGE  
SELECTED COUNTIES IN THE REGION  
1980-2010

County	1980-1990			1990-2000			2000-2010		
	Population Growth	Natural Increase	Net Migration	Population Growth	Natural Increase	Net Migration	Population Growth	Natural Increase	Net Migration
	%	%	%	%	%	%	%	%	%
Person	3.5	3.7	-0.2	12.5	3.4	9.1	7.1	1.3	5.8
Alamance	9.0	3.4	5.6	15.1	2.7	12.4	9.0	0.6	8.5
Caswell	-0.1	3.5	-3.5	9.7	0.1	8.7	3.0	-2.1	5.0
Durham	19.5	6.9	12.6	12.3	8.1	4.3	11.5	6.7	4.8
Granville	12.6	3.2	9.4	16.5	3.1	13.4	11.8	1.7	10.1
Orange	21.8	6.7	15.1	19.3	5.6	13.7	16.4	3.8	12.6
NC	12.8	6.4	6.4	16.6	5.9	10.7	12.2	4.0	8.2

Source: www.ospl.state.nc.us, County Population Growth, 1990-2000; County Population Growth 2000-2010.

A comparison of historic and projected components of population change from the Office of State Planning (1995) indicates that the state significantly underestimated the County's projected population growth from 1990 – 2000 (Table C - Part II). If the natural increase projection – 3.4% - is accurate, then the majority of the recent population growth must be due to an increase in net migration.

Indeed, comparing 1995 state projections (Table C - Part II) with more accurate recent estimates (Table B) indicates that the more rural counties within the region are absorbing population growth at a decidedly greater rate than was predicted. And the more urban Durham and Orange Counties have not reached projected growth rates.

1995 State projections indicated that Person County and other counties within the region were expected to grow modestly from 1990-2000 mostly due to natural increase and that population growth would level off in the decade from 2000 to 2010. Recent faster growth rates indicate that this projection was off. Durham, Orange and Granville Counties all achieved a relatively high rate of net migration during 1980 – 1990 and are projected to continue to be the fastest growing counties within the area.

e) Planning Implication of Population Growth Data -

Relatively slow population growth indicates that Person County and the City of Roxboro are lagging behind the more rapidly growing areas of the State. However, the rate of population growth picked up considerably between 1990 and 1998, demonstrating the need to anticipate and plan for where and how future population growth will be accommodated.

If the County and City are absorbing a greater influx of net migration, plans must be laid now to identify where this growth should be allowed to occur to preserve those significant features of value to the citizens. If the new persons moving into the County and City work primarily in locations outside the County, traffic on major transportation routes will continue to become more congested.

## **G. Age**

### **1. Age Distribution:**

A comparison of 1990 age distribution between Person County and the City of Roxboro indicates that the four age categories were fairly well matched in proportion (Table D - Part I). However, it is worth noting that a greater percentage of retirement age persons lived in Roxboro (19.6%) than in the County (14.2%) and that both jurisdictions had a higher percentage of retirement age persons than the State as a whole (12.1%).

A comparison of historical and projected age distribution data (Table D - Part II) for Person County indicates that the percentage of retirement age persons is projected to increase from 14.2% in 1990 to 16.7% in 2010. The percentage of school age persons will drop from 24.6% to 21.9% but the percentage of college age and working age persons will remain relatively stable.

**TABLE D  
PART I  
AGE DISTRIBUTION  
1990**

Age Category	Roxboro 1990		Person County 1990		North Carolina 1990
	Number	% of Total	Number	% of Total	% of Total
Under 18 Years School Age	1,657	22.6%	7,419	24.6%	28.6%
18-24 Years College Age	742	10.1%	2,744	9.1%	11.8%
25-64 Years Working Age	3,497	47.7%	15,742	52.2%	47.5%
65+ Years Retirement Age	1,436	19.6%	4,275	14.2%	12.1%
Totals	7,332	100.0%	30,180	100.0%	100.0%

Source: U.S. Census of Population, 1990.

**TABLE D  
PART II  
HISTORICAL AND PROJECTED AGE DISTRIBUTION  
1990-2010**

Age Category	Historical 1990		Projections		
	Person	North	Person	North	Person County
Under 18 Years School Age	24.6%	24.2%	23.2%	24.3%	21.9%
18-24 Years College Age	9.1%	11.8%	8.8%	9.9%	10.2%
25-64 Years Working Age	51.8%	51.9%	51.9%	52.9%	51.2%
65+ Years Retirement Age	14.2%	12.1%	16.1%	12.9%	16.7%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%

Source: North Carolina Projections, Office of State Planning, 1998.

Future projections on age distribution indicate that the percentage of school age and working age persons within Person County will be relatively consistent with the populations of area counties through 2010 (Table D Part III). However, the percentage of college age persons will be on the low end and the percentage of retirement age persons will be on the high end when compared with surrounding counties and the State.

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**Appendix D - Part III  
PART III**

**Historical and Projected Age Distribution  
1990 - 2010**

County	Percent of Total											
	Under 18 Years School Age		18-24 College Age		25-64 Working Age		65+ Retirement Age					
	1990	2010	1990	2010	1990	2010	1990	2010				
Person	24.6%	24.0%	22.6%	8.3%	52.1%	53.4%	14.2%	14.8%	16.0%			
Alamance	21.9%	21.6%	22.9%	10.0%	52.0%	51.7%	14.7%	15.9%	16.7%			
Caswell	23.8%	19.5%	21.8%	7.5%	52.6%	53.6%	14.3%	16.4%	19.4%			
Durham	22.8%	24.1%	24.8%	12.1%	52.9%	54.3%	10.8%	9.6%	9.4%			
Granville	24.1%	22.9%	24.5%	8.6%	53.8%	55.6%	12.4%	12.4%	13.1%			
Orange	19.0%	19.5%	17.9%	9.0%	49.7%	52.6%	8.6%	9.2%	10.8%			
North Carolina		21.9%	20.7%	10.3%	53.9%	53.7%		13.8%	15.4%			

Source: [www.ospl.state.nc.us](http://www.ospl.state.nc.us), "County Age Group Totals 1990, 2000, 2010."



2. Median Age:

The "baby boom" is expected to have a significant impact on median age both locally and nationwide in the next twenty years. This is reflected in State projections for median age for Person County and for the State through the year 2010. Table E Part I illustrates how quickly median age estimates for Person County are expected to increase over the next twenty years.

Person County median age is estimated to increase from 34.8 years in 1990 to 37.8 years by 2000 and 40.4 years by 2010. This will be considerably above the State projected 2010 median age of 38.5 years. Of the comparison counties, Caswell County is expected to have the highest median age at 47.6 years and Orange County to have the lowest at 34.5 years reflecting the influence of the University of North Carolina at Chapel Hill.

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**TABLE E**  
**Part 1**  
**MEDIAN AGE OF THE POPULATION**  
**1970-2010**

	Median Age In Years				
	Historical			Projected	
	1970	1980	1990	2000	2010
<b>Roxboro</b>	<b>34.9</b>	<b>33.2</b>	<b>30.7</b>	*	*
<b>Person County</b>	<b>27.4</b>	<b>30.7</b>	<b>34.8</b>	<b>37.8</b>	<b>40.4</b>
<b>North Carolina</b>	<b>26.5</b>	<b>29.6</b>	<b>33.0</b>	<b>36.2</b>	<b>38.5</b>
<b>United States</b>	<b>27.9</b>	<b>30.0</b>	<b>32.8</b>	<b>35.7</b>	<b>37.3</b>

Sources: U.S. Census of Population, 1970-1990.  
Woods and Poole Economics, North Carolina State Profile, 1999.

**TABLE E**  
**Part II**  
**MEDIAN AGE OF THE POPULATION**  
**1970-2010**

	Median Age In Years			
	Historical	Projected		
	1997	2000	2010	2020
<b>Person</b>	<b>37.5</b>	<b>38.5</b>	<b>41.0</b>	<b>42.7</b>
<b>Alamance</b>	<b>37.5</b>	<b>38.4</b>	<b>40.8</b>	<b>41.5</b>
<b>Caswell</b>	<b>39.4</b>	<b>40.9</b>	<b>45.0</b>	<b>47.6</b>
<b>Durham</b>	<b>32.8</b>	<b>33.4</b>	<b>34.4</b>	<b>34.4</b>
<b>Granville</b>	<b>36.1</b>	<b>36.9</b>	<b>39.3</b>	<b>39.9</b>
<b>North Carolina</b>	<b>36.5</b>	<b>37.5</b>	<b>40.2</b>	<b>41.8</b>
<b>United States</b>	<b>30.0</b>	<b>32.8</b>	<b>35.7</b>	<b>37.5</b>

Sources: U.S. Census of Population, 1970-1990.  
Woods and Poole Economics, North Carolina State Profile, 1998.  
N.C. Population Projections, N.C. Office of State Planning, 1995.

### 3. Planning Implication for Age Data:

As the median age of the population increases over the next twenty years, it is anticipated that the retirement-age component of the population will demand specialized services to meet retirement needs. These needs could include independent and assisted living facilities, high quality/accessible health care, and passive and active recreational opportunities. As an attractive, rural community with easy access to close by urban areas, including excellent medical care at Duke and Carolina, Person County could be very attractive for retirement-age seniors.

## H. **Racial Composition**

### 1. Diversity:

Person County is a racially diverse community. Although whites composed the majority of the population in 1990 (68.7%), this percentage was below the State figure of 75.5%, and above the Roxboro figure of 56.8% white. Projections indicate that the ratio of white to non-white population within Person County is predicted to remain relatively constant through 2010 (Table F Part I).

Table F Part II on racial composition trends indicates that Person County's projected racial mix in 2010 (69.6% white/30.4% non-white) will be most similar to Alamance County (73.4% white/26.6% non-white) and also very close to the State average of 75.1% white/24.9% non-white. Caswell County will be the most dissimilar with a racial mix of 33.3% white and 66.7% non-white in the year 2010.

### 2. Planning Implication for Racial Composition Data:

As Person County continues to be home to a diverse population, there will be a need to maintain open lines of communication and to be inclusive in planning for the County's future. Population growth is likely to increase diversity as various ethnic groups move into the County in larger numbers. Diversity brings challenges as well as cultural richness and societal rewards not available in more homogenous populations.

**TABLE F  
PART 1**

**RACIAL COMPOSITION OF THE POPULATION  
1990**

	White		Black		All Others		Totals	
	No.	%	No.	%	No.	%	No.	%
<b>Roxboro</b>	4,167	56.8%	3,097	42.2%	68	0.9%	7,332	100.0%
<b>Person County</b>	20,740	68.7%	9,106	30.2%	334	1.1%	30,180	100.0%
<b>North Carolina</b>	5,008,491	75.5%	1,456,323	22.0%	163,823	2.5%	6,628,637	100.0%

**RACIAL COMPOSITION TRENDS  
1970 - 2010**

	1970		1980		1990		2000		2010	
	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White
<b>Person County</b>	67.1%	32.9%	68.0%	32.0%	68.7%	31.3%	69.0%	31.0%	69.6%	30.4%
<b>Roxboro</b>	72.8	27.2	69.5	30.5	56.8%	43.1%	*	*	*	*
<b>North Carolina</b>	76.8%	23.2%	76.6%	23.4%	75.5%	24.5%	77.8%	22.2%	75.1%	24.9%

\*Projections for municipalities are not available.

Sources: U.S Census of Population, 1970-90  
Woods and Poole Economics, North Carolina State Profile, 1999.

**TABLE F**  
**PART II**  
**RACIAL COMPOSITION OF THE POPULATION**  
**1997**

	White		All Others		Totals	
	No.	%	No.	%	No.	%
<b>Person</b>	<b>22,920</b>	<b>70%</b>	<b>10,000</b>	<b>30%</b>	<b>32,920</b>	<b>100%</b>
Alamance	95,310	80%	24,510	20%	119,820	100%
Caswell	13,452	61%	8,607	39%	22,059	100%
Durham	118,400	60%	79,310	40%	197,710	100%
Granville	27,190	64%	15,612	36%	42,802	100%
North Carolina	5,637,680.0	76%	1,793,481	24%	7,431,161	100%

**RACIAL COMPOSITION TRENDS**  
**1990 - 2010**

	1990		2000		2010	
	White	Non-White	White	Non-White	White	Non-White
<b>Person</b>	<b>67.1%</b>	<b>32.9%</b>	<b>69.0%</b>	<b>31.0%</b>	<b>69.60%</b>	<b>30.40%</b>
Alamance	80.0%	20.0%	73.1%	26.9%	73.40%	26.60%
Caswell	59.0%	41.0%	38.3%	61.7%	33.33%	66.67%
Durham	60.7%	39.3%	58.4%	41.6%	56.30%	43.70%
Granville	60.5%	39.5%	60.0%	40.0%	58.17%	41.83%
North Carolina	79.0%	21.0%	75.6%	24.4%	75.10%	24.90%

Sources: North Carolina Population Projections, Winter 1995  
Woods and Poole Economics, North Carolina State Profile, 1998.

## I. Housing

### 1. Occupancy Status:

The percentage of occupied housing units within Person County (91.0%) in 1990 was above the State average of 89.3% but below that of Roxboro (94.5%) (Table G - Part I). Further examination of the 1990 Census data reveals that the percent of owner-occupied units within the County (72.5%) is considerably above that of owner-occupied units within the City of Roxboro (52.6%). The County is slightly above the statewide average (68.0%), but Roxboro is well below the state norm.

The comparison of 1990 Census data on housing occupancy with surrounding counties (Table G - Part III) indicates that the counties are similar in percentage of occupied housing but dissimilar in the percentage of owner-occupied and renter-occupied housing. At 66.0% owner-occupied, Person County was most similar to Granville County (68.0%) and the State average of 68.0%. Both Alamance (49.7%) and Durham County (49.3%) had a much lower percentage of owner-occupied units while Caswell County had the highest percentage of owner-occupied units (71.1%).

### 2. Median Value:

The 1990 median value of owner-occupied housing units within Person County - \$55,700 - was considerably above the median value for Roxboro (\$46,500). The Person County median value was \$10,100 (15%) and the Roxboro median value was \$19,300 (29%) below the statewide average median value of \$65,800 (Table G- Part I).

### 3. Household Population:

The average 1990 household size in Person County was 2.61 persons per household. As is typical of rural counties versus cities, this average household size was larger than that of Roxboro - 2.34 persons per household (Table G - Part II). It is worth noting that the average Person County household size decreased 23% in size from 3.4 to 2.61 persons per household from 1970 to 1990 while the average Roxboro household decreased 19% in size from 2.9 to 2.34 persons per household.

**TABLE G  
PART I**

**HOUSING CHARACTERISTICS  
GENERAL HOUSEHOLD CHARACTERISTICS  
1990**

	Roxboro	Person County	North Carolina
Total Housing Units	3,195	12,548	2818193
Occupied Housing Units	3,020	11,423	2517026
% Occupied	94.5%	91.0%	89.3%
No. Owner-Occupied	1,589	8,284	1711817
No. Renter-Occupied	1,431	3,139	805209
% Owner-Occupied	52.6%	72.5%	68.0%
% Renter Occupied	47.4%	27.5%	32.0%
No. W/ 1.01 or More Persons per Room	107	375	70477
% W/1.01 or More Persons Per Room	3.5%	3.3%	2.8%
Median Value, Owner-Occupied Units	\$46,500	\$55,700	65800
Total Vacant Units	175	1,125	301167
For Seasonal, Recreational Use	12	418	98714
Homeowner Vacancy Rate	1.7%	1.3%	1.8%
Rental Vacancy Rate	4.7%	4.5%	9.2%

**PART II  
HOUSEHOLD POPULATION  
(PERSONS PER OCCUPIED DWELLING)**

	1970	1980	1990
Roxboro	2.9	2.62	2.34
Person County	3.40	2.93	2.61
North Carolina	3.24	2.78	2.54

Source: U.S. Census of Housing, 1970-1990

TABLE G  
PART III

HOUSING CHARACTERISTICS  
GENERAL HOUSEHOLD CHARACTERISTICS  
1990

	Person	Alamance	Caswell	Durham	Greenville	North Carolina
Total Housing Units	12,548	45,312	8,254	77,710	14,164	2,818,193
Occupied Housing Units	11,423	42,652	7,468	72,297	13,134	2,517,026
% Occupied	91.0%	94.1%	90.5%	93.0%	92.7%	89.30%
No. Owner-Occupied	8,284	22,503	5,866	38,293	9,636	1,711,817
No. Renter-Occupied	3,139	12,009	1,602	34,004	3,498	805,209
% Owner-Occupied	66.0%	49.7%	71.1%	49.3%	68.0%	68.00%
% Renter Occupied	25.0%	26.5%	19.4%	43.8%	24.7%	32.00%
No. W/ 1.01 or More Persons per Room	375	909	250	1,903	483	72,635
% W/1.01 or More Persons Per Room	3.3%	2.1%	3.3%	2.6%	3.7%	2.80%
Median Value, Owner-Occupied Units	\$55,700	\$65,300	\$47,300	\$85,500	\$59,100	\$65,800
Total Vacant Units	1,125	2660	786	5,413	1,030	301,167
For Seasonal, Recreational Use	418	77	152	244	171	98,714
Homeowner Vacancy Rate	1.3%	1.4%	0.9%	2.3%	1.2%	1.8%
Rental Vacancy Rate	4.5%	8.0%	7.3%	7.7%	4.8%	9.2%



4. Housing Stock:

1990 Census data on housing by structure type (Table H) indicates that 71.7% of the Person County housing stock consisted of single-family units and that 19.9% of the housing stock were manufactured homes. Only 7.8% were multi-family units. As is typical of more urban areas, the City of Roxboro had a lower percentage of single-family units (62.9%) and manufactured homes (12.1%) and a greater percentage of multi-family units (25.0%).

Table H shows that Person County had the highest percentage of single family homes in 1990 when compared to the surrounding counties. Person County also had the highest percentage of manufactured homes (19.9%) compared to Alamance (17.9%), Caswell (17.6%), Durham (17.8%), and Granville (12.3%). The State average for the percentage of manufactured homes was 16.1% in 1990.

**TABLE H  
HOUSING BY STRUCTURE TYPE  
PERSON COUNTY**

Roxboro			Person County		
Type of Structure	1990		Type of Structure	1990	
	Number	% of Total		Number	% of Total
Single-Family			Single-Family		
1 Unit Detached	1972	61.7%	1 Unit Detached	8996	71.7%
1 Unit Attached	38	1.2%	1 Unit Attached	83	0.7%
Multi-Family			Multi-Family		
2-4 Units	577	18.1%	2-4 Units	680	5.4%
5-9 Units	153	4.8%	5-9 Units	215	1.7%
10+ Units	70	2.2%	10+ Units	82	0.7%
Manufactured Home	385	12.1%	Manufactured Home	2492	19.9%
<b>TOTAL UNITS</b>	<b>3,195</b>	<b>100.0%</b>	<b>TOTAL UNITS</b>	<b>12,548</b>	<b>100.0%</b>

Source: U.S. Census of Housing, 1990.

**COMPARISON OF  
HOUSING BY STRUCTURE TYPE  
1990**

	Roxboro	Person	Alamance	Caswell	Durham	Granville	North Carolina
Single-Family	62.9%	72.4%	68.0%	67.0%	67.4%	68.4%	67.6%
Multi-Family	25.0%	7.8%	14.0%	15.4%	14.8%	19.3%	16.3%
Manufactured Home	12.1%	19.9%	17.9%	17.6%	17.8%	12.3%	16.1%
Total Units	100%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 1990 Census of Population and Housing.

**5. Planning Implication for Housing Data:**

Home-ownership remains an essential component of the American dream. Ways to improve and expand home ownership need to be explored so that more residents will have the opportunity to achieve home ownership. The need for rental units, however, will remain strong and the City and County must ensure that a variety of housing types is available to meet demand.

The future demand for housing will consist primarily of single-family detached and manufactured home dwellings similar to the current predominant housing types. There should be little, if any demand for multi-family development that typically locates on major roads in more intensive urban land use areas. Multi-family development inside Roxboro should remain a viable and desired housing option for lower income residents and for retirees moving into the area.

**J. Local Economy**

**1. Employment:**

Past and projected data for employment by industry group is shown in TABLE I Part I (US Department of Commerce data). Past data indicates that the County work force grew from 11,720 persons in 1970 to 14,900 persons in 1990 – an increase of 27%. The Person County work force is projected to continue to grow to an estimated 19,640 by 2010.

The components of employment, however, are changing and will continue to change through the year 2010 according to projections. While total employment continues to grow, the agriculture sector, which employed 2,530 persons in 1970, is expected to employ only 850 by the year 2010.

The construction industry is expected to grow from 1,810 in 1990 to 1,870 in 2010 (an increase of 3.3%), and manufacturing from 4,650 in

The construction industry is expected to grow from 1,810 in 1990 to 1,870 in 2010 (an increase of 3.3%), and manufacturing from 4,650 in 1990 to 5,980 (28.6%). Transportation, communication and public utilities employment is projected to grow from 410 to 1,060 (15%), services from 2,090 to 3,260 (56%) and government from 1,183 to 2,380 (101%).

Table I - Part II (US Census data) compares 1990 employment data for Person County and the City of Roxboro. As would be expected, Person County as a whole had a higher percentage of persons employed in agriculture (4.5%) than did Roxboro (2.8%) but the percentage was low overall when compared to other employment sectors. The largest single employment sector for Roxboro and all of Person County was manufacturing with 39.5% of Roxboro employees and 33.9% of all Person County employees in manufacturing jobs.

**APPENDIX I  
PART I**

**TOTAL EMPLOYMENT BY INDUSTRY GROUP**

**PERSON COUNTY**

	1970	1980	1990	2000	2010
<b>TOTAL EMPLOYMENT (in 000'S)</b>	11.76	12.61	14.80	17.75	19.63
Agriculture and Farm	2.53	1.88	1.08	0.92	0.85
Mining	0.00	0.00	0.00	0.00	0.01
Construction	0.40	0.56	1.81	1.74	1.87
Manufacturing	4.15	4.23	4.65	5.72	5.98
TCPU <sup>1</sup>	0.32	0.76	0.41	0.81	1.06
Wholesale/Retail Trade	1.53	1.87	2.38	3.11	3.60
FIRE <sup>2</sup>	0.40	0.43	0.54	0.56	0.62
Services	1.29	1.37	2.09	2.81	3.26
Government	1.14	1.51	1.83	2.08	2.38

<sup>1</sup>Transportation, Communication & Public Utilities.

<sup>2</sup>Finance, Insurance & Real Estate.

(Note: Data in this appendix was compiled by U.S. Department of Commerce--Bureau of Economic Analysis.)

Source: Woods and Poole Economics, North Carolina State Profile, 1999.

**TABLE I  
PART II**

**EMPLOYMENT BY INDUSTRY GROUP  
PERSONS 16 YEARS AND OLDER  
1990**

	Person County		Roxboro	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries	704	4.5%	97	2.8%
Mining	34	0.2%	13	0.4%
Construction	1,287	8.3%	216	6.3%
Manufacturing	5,286	33.9%	1348	39.5%
TCPU <sup>1</sup>	969	6.2%	209	6.1%
Wholesale/Retail Trade	2,435	15.6%	564	16.5%
FIRE <sup>2</sup>	564	3.6%	76	2.2%
Services	3,836	24.6%	765	22.4%
Public Administration	461	3.0%	127	3.7%
<b>TOTAL</b>	<b>15,576</b>	<b>100.0%</b>	<b>3,415</b>	<b>100.0%</b>

<sup>1</sup>Transportation, Communication and Public Utilities

<sup>2</sup>Finance, Insurance, and Real Estate

**2. Income Characteristics:**

Table J demonstrates past and projected data on per capita and mean household income for Person County. 1990 per capita income for Person County was \$14,720 – 90.4% of the statewide per capita income.

Per capita income grew as a percentage of statewide per capita income from 1970 (86.8%) to 1990 (90.4%). Future projections on per capita income, however, show Person County losing ground compared to the State reaching only an estimated 81.7% of statewide per capita income by 2010.

Mean household income steadily decreased in comparison with the state from \$9,548 (90.0%) of the state in 1970 to \$41,695 (73.1%) in 1990. Future projections show an increase in comparison to the state

with an estimated mean household income of \$59,868 (93.7% of state mean) by 2000 but a loss in comparison by 2010 to \$87,967 or 83.4% of the statewide mean.

In 1990, 13% of Person County residents lived below the poverty level, compared with 16.6% in 1980. The largest demographic group living in poverty were families headed by a single female with children under age 5 (54.8%). ("Planning for People", The Person County Strategic Planning Committee II, 1995, p. 8)

**TABLE J**  
**PART I**  
**INCOME CHARACTERISTICS**  
**PERSON COUNTY**

**PER CAPITA INCOME**  
(In Current Dollars)

Year	Person County	North Carolina	Person County as a Percentage of the State Per Capita Income
1970	\$2,802	\$3,228	86.8%
1980	\$6,669	\$8,002	83.3%
1990	\$14,720	\$16,275	90.4%
2000	\$22,749	\$25,068	90.7%
2010	\$34,014	\$41,611	81.7%

**MEAN HOUSEHOLD INCOME**  
(In Current Dollars)

Year	Person County	North Carolina	Person County as a Percentage of the State Mean Household Income
1970	\$9,548	\$10,612	90.0%
1980	\$19,442	\$22,392	86.8%
1990	\$38,477	\$41,695	92.3%
2000	\$58,868	\$63,877	92.2%
2010	\$87,967	\$105,478	83.4%

Source: Woods & Poole Economics, North Carolina State Profile, 1999.

3. Educational Attainment:

Table J - Part II shows a comparison of educational attainment for Person County citizens 25 years or older with surrounding counties. For Person County, the percentage of persons completing high school was 35%, for persons completing less than high school 37%, and for

completing some college or above 27%. These percentages compare favorably with other rural counties within the region – Alamance, Caswell, Granville, Rockingham and Vance – but compare poorly with the more urban counties of Durham and Orange.



**TABLE J  
PART II**

**COMPARISON EDUCATIONAL ATTAINMENT  
PERSONS 25 YEARS AND OLDER**

**PERSON COUNTY AND SELECTED COUNTIES IN REGION  
1990**

	<9	9-12	High School	Some College	Associate Degree	Bachelor Degree	College Graduate
Alamance	13%	19%	30%	16%	7%	11%	4%
Caswell	21%	24%	32%	12%	5%	4%	2%
Durham	8%	13%	22%	16%	7%	19%	14%
Granville	18%	20%	30%	15%	7%	7%	3%
Orange	7%	9%	18%	13%	6%	23%	24%
Person	17%	20%	35%	13%	8%	6%	2%
North Carolina	13%	17%	29%	17%	7%	12%	5%

**ROXBORO AND SELECTED MUNICIPALITIES IN REGION**

	<9	9-12	High School	Some College	Associate Degree	Bachelor Degree	College Graduate
Durham	9%	13%	20%	16%	7%	20%	16%
Henderson	22%	22%	27%	12%	5%	9%	3%
Hillsborough	21%	33%	16%	8%	13%	9%	9%
Oxford	21%	18%	25%	14%	7%	10%	4%
Reidsville	18%	20%	26%	16%	4%	11%	4%
Roxboro	20%	21%	33%	13%	6%	6%	2%
Yanceyville	36%	35%	14%	7%	6%	2%	2%
North Carolina	13%	17%	29%	17%	7%	12%	5%

Source: 1990 Census of Population

#### 4. Commuting Patterns:

In the 1990 Census, employees who commuted out of Person County to work (4,767) out-numbered the persons commuting into work (1,932) by 2.5 to 1 (Table K). This type of commuting pattern is not unusual for rural counties, especially for those located close to more urban counties and cities such as Durham, Raleigh, and the Research Triangle Park.

**TABLE K**  
**COMMUTING PATTERNS**  
**PERSON COUNTY**  
**1990**

OUT-COMMUTERS <sup>1</sup>			IN-COMMUTERS <sup>2</sup>		
	No.	%		No.	%
Alamance County	209	4.4%	Alamance County	47	2.4%
Caswell County	161	3.4%	Caswell County	383	19.8%
Durham County	2,798	58.7%	Durham County	415	21.5%
Granville County	471	9.9%	Granville County	230	11.9%
Orange County	325	6.8%	Orange County	163	8.4%
All Other Destinations	803	16.8%	All Other Destinations	694	35.9%
<b>TOTAL</b>	<b>4,767</b>	<b>100.0%</b>	<b>TOTAL</b>	<b>1,932</b>	<b>100.0%</b>
PERCENT OF EMPLOYED RESIDENTS WHO ARE OUT-COMMUTERS			PERCENT OF EMPLOYED PERSONS WHO ARE IN-COMMUTERS		
30.6%			12.4%		

<sup>1</sup>Persons traveling from Person County to places of employment located outside of Person County.

<sup>2</sup>Persons traveling to jobs located in Person County from areas located outside of Person County.

Source: 1990 Census of Population and Housing.

## 5. Planning Implications for Local Economy Data:

The percentage of persons employed in various sectors of the economy will be evolving over the next twenty years. Education to prepare the population for changing job opportunities is critical to the continued success of individuals and to the County's economy as a whole. Economic recruiting, sound public education and higher education efforts should continue to receive high priority as the County helps its citizens prepare for the 21st century.

Lower per capita and mean household income levels indicate a need to attract higher paying employers to the County. Lower income levels will also make it increasingly difficult for Person County residents to afford home ownership. Manufactured homes will increase in number and percentage of total homes if income levels do not increase relative to state averages.

Educational attainment is another indicator of individual economic potential. The County needs to continue providing higher education and skilled training opportunities through Piedmont Community College and ensure that public school graduates can compete favorably with other North Carolina high school graduates for college admission. The University of North Carolina system is expecting record enrollments in the next few decades making competition for a limited number of admissions even more competitive.

The number of out-commuters, however, can be expected to increase with new residential development. Recent development in the southern part of the County will continue to represent a significant portion of population growth as this location accommodates the needs of persons willing to commute to employment in order to enjoy the rural lifestyle. Likewise, persons locating in the Hyco Lake area of the County can enjoy a rural lifestyle while being conveniently located close to employment in Danville, Virginia.

## **K. Existing Infrastructure**

### 1. Affordable Housing:

Person County has 210 public housing units in four locations within the City of Roxboro. The rent on these units can not exceed 30% of the tenant's net income. The first 150 units were built in 1969 and 60 more units were built in 1980 – almost twenty years ago. In fall 1999, over 120 family units were waiting for affordable housing. There is a great need for 1, 2, and 3 bedroom units, which are in short supply. One

vacant four-bedroom unit is being considered for renovation to house a day care center.

The typical renter is a single mother with two to three children. These mothers are often working poor who have incomes but can not afford open market rents. The elderly also represent a significant percentage of current tenants.

There are private landlords who participate in the federal Section 8 voucher program that allows the poor to locate in private rental housing with government subsidies to the landlord. Participation in this program, however, is not high and the number of units available under the Section 8 program are limited.

In 1998, Person County received its first Community Development Block Grant, which funds housing rehabilitation for low and moderate-income residents. This grant will fund the renovation of ten to twelve substandard homes, but the need far exceeds this number.

## 2. Transportation:

The adequacy and efficiency of the transportation system can greatly influence the local economy. If the transportation system fails to provide for quick and convenient transportation of people and goods, the local economy will fail to reach its ultimate potential.

The Roxboro/Person County transportation system needs to not only meet existing travel demands, but also keep pace with development in the County and the City. The Person County Thoroughfare Plan (1996) and the City of Roxboro Thoroughfare Plan (1998), both mutually adopted by the governing boards of the City and County and the NC Board of Transportation, anticipate future growth and plan for major road improvement projects for the next twenty-five years. Although major road projects will be the financial responsibility of the NCDOT, the City and County can provide valuable assistance through enforcement of zoning and subdivision regulations that require larger building setbacks and reservation or dedication of right-of-way needed for major road projects.

### a) Highways -

Two US highways serve the City of Roxboro and Person County. US 501 runs north-south through the middle of the County connecting the City of Roxboro to Interstate 85 and the City of Durham approximately 30 miles to the south and to South Boston,

Virginia, approximately 30 miles to the north. US 501 is a four lane divided highway from Roxboro to Durham.

US 158 runs east-west through the central portion of the County. US 158 connects the City of Roxboro and Person County to the City of Oxford and Interstate 85 in Granville County approximately 25 miles east of Roxboro. The Town of Yanceyville is approximately 20 miles to the west in Caswell County along US 158 and further west is the City of Reidsville in Rockingham County.

Three two-lane state highways – NC 49, NC 57, and NC 157, serve Roxboro and Person County. NC 49 runs southwest to northeast through Roxboro connecting to the City of Burlington in Alamance County to the south and the Town of Clarksville, Virginia to the north. NC 49 serves the communities of Gordonton, Bushy Fork, Roseville, Roxboro, and Triple Springs.

NC 57 runs concurrent with US 501 from the south and then runs northwest to Danville, Virginia approximately 30 miles from Roxboro. In addition to Roxboro, NC 57 serves the communities of Timberlake, Picks, Olive Hill and Concord.

NC 157 provides another two-lane connection from Roxboro to the south to Durham running west of and approximately parallel to US 501. NC 157 terminates in Roxboro and serves the crossroad communities of Hurdle Mills, Push, Allen's Level, and Payne's Tavern.

It is important that both the City and the County require that new development comply with the thoroughfare plans by not compromising future widening projects or blocking roads proposed on new alignment. The construction of proposed subdivision streets to NCDOT standards also reduces maintenance costs and simplifies the transfer and acceptance of these streets to the state highway system for perpetual maintenance.

Zoning regulations assist in highway construction through requiring sufficient setback distances, providing for adequate sight distances at driveways and street intersections and by requiring adequate off-street parking. Another means of preserving highway capacity is to adopt driveway access management standards that limit direct access to major highways.

b) Transportation Improvement Projects -

The NC Department of Transportation's Transportation Improvement Program (TIP), produced on a bi-annual basis, identifies transportation improvement projects that are deemed to be of the most importance to increasing the efficiency of the state's transportation system. The draft TIP 2002-2008 includes three highway projects within Person County:

- *US 501 (Project #R-2241)*

The improvement of the northern portion of US 501 to a multi-lane facility on existing and new alignment is included in the draft TIP with a construction start date of FY 2006. According to the Roxboro Thoroughfare Plan, this project is expected to significantly reduce traffic congestion by providing an alternate route for non-local traffic which will reduce the number of large trucks and the potential for vehicle crashes and noise and air pollution through the City.

- *US 158 (Project #R-2575)*

US 158 is included in the State TIP for construction post 2008. US 158 is scheduled to be widened to a multi-lane facility from NC 62 in Yanceyville to SR 1159 (Thee Hester Road) west of Roxboro .

- *US 158 (Project #R-2575)*

This section of US 158 is included in the draft TIP with a post 2008 construction start date. US 158 is scheduled to be widened to multiple lanes from SR 1159 (Thee Hester Road) to the Oxford outer loop. The project includes a bypass on the west side of Roxboro on new location.

- *US 501 East Roxboro Bypass (Project #R-3609)*

The US 501 East Roxboro Bypass from NC 57 south of US 158 to NC 49, is a proposed multi-lane facility on new alignment. The feasibility study for this project has been completed and the City and County are requesting that construction of the bypass be coordinated with the widening of US 501 (Project #R-2241).

- *US 501 (Project #R-2241)*

This project would alleviate traffic congestion on US 501/Madison Boulevard in downtown Roxboro, and would work

in tandem with the improvements to US 501 to allow for quicker and more convenient transportation of goods and materials.

- *Bridge Replacements*

In addition to the highway improvement projects, six existing bridges within the County have been marked for replacement. These bridge replacements are scheduled to be completed from 2002 to 2007.

- *Eno Drive Loop*

In addition to these projects, Person County supports the completion of the Eno Drive Loop in the vicinity of the Treyburn community in Durham County. Completion of the Eno Drive Loop would provide local industries with direct, non-congested, four-lane highway access to Interstates 85 and 40, the Research Triangle Park, the Raleigh Durham International Airport and the communities of Raleigh, Durham and Chapel Hill.

## **L. Transportation**

### **1. Public Transportation:**

Roxboro has three small taxi firms that serve primarily Roxboro Township. There are no commercial bus services, but the Person Area Transportation System (PATS) provides limited public transportation mainly to public agency clients.

### **2. Rail:**

One major railroad, the Norfolk and Western Railway, serves Person County. This railway corridor runs just east of and approximately parallel to the US 501/NC 57 highway corridor north of the City of Roxboro. (The rail corridor south of Roxboro has been taken out of service.) The County also has commercial rail service to the Carolina Power and Light Company plants at Mayo Reservoir and Hyco Lake and to the co-generation facility north of Roxboro.

### **3. Air:**

Person County Executive Airport is located just to the west of US 501 on the south end of the County. The airport provides local commuter air traffic immediate and close access to the City of Roxboro and to the numerous industrial sites within the County. The Person County



Executive Airport has been an important factor in improving the economic climate of Person County. The airport, with a 5,700 foot paved runway, has been instrumental in attracting new industrial development in the 1990s.

## **M. Economic Development**

The Person County Economic Development Corporation works in partnership with City and County governments to recruit new industry and assist in the expansion of existing industry. The Roxboro Area Chamber of Commerce's slogan, "It's Better in Person" speaks to the community's desire to provide an attractive environment for economic investment.

In the late 1980s, Person County's unemployment rate was fifteen percent and recruitment of new industry was fragmented among several different groups who were engaged in economic development. In 1989, Person County went through a comprehensive strategic planning process, which set specific goals and objectives for the county to meet. As a result of this process, a first class industrial park was developed and several major industries have located in Person County. The County's strategic plan, which was updated in 1995, has produced success through teamwork, cooperation, and progressive leadership fostered during the strategic planning process.

Person County benefits from being a part of the Research Triangle Regional Partnership which was established in 1994 as part of the NC General Assembly's approval of the NC Economic Development Strategies Plan which encourages regional cooperation in the recruitment of new industry to North Carolina. The Research Triangle Regional Partnership, including the counties of Chatham, Durham, Franklin, Granville, Harnett, Johnson, Lee, Moore, Orange, Person, Vance, Wake and Warren, seeks to promote development of these thirteen counties immediately surrounding the Research Triangle Park. The County is also involved in the Rural Economic Development Prosperity Task Force which is seeking ways to help rural counties participate in the State's economic expansion.

Altogether there are 36 industrial companies with 42 sites in Person County. 42% of the County's work force is in manufacturing. Unemployment in Person County in 1984 was 14.8%. In 1999 the unemployment rate was 3.3%. A list of Person County's major employers is shown in Appendix L.

**TABLE L**

**MAJOR EMPLOYERS OF PERSON COUNTY AS OF JULY 1, 1999**

<b>INDUSTRY</b>	<b>PRODUCT</b>
Bromma	Heavy steel fabrication for handing of shipping containers
C & T Enterprises Logging	Logging
Camp Chemical	Fertilizer, Feed, Chemicals
Carolina Power & Light Co.	Electric power production & distribution
Chandler Concrete	Concrete
Coca-Cola Bottling	Soft drinks
Cogentrix of North Carolina	Power/steam generation of electricity
Collins & Aikman	Textiles
Crown Craft	Bed sheets/comforters/distribution
Dialight Corporation	Assembly of light emitting diodes/electric components
Dynamic Controls	Automation systems for manufacturing firms
Eaton Automotives	Engine components
Eaton Air Controls	Air controls
Fleetwood Homes of North Carolina	Manufactured Housing
GKN Automotives	Assembly of CV joints for front wheel drive vehicles
Georgia Pacific Corporation	Engineered lumber
GHM Electronics	Cable harnesses
Irvin Aerospace	Parachutes, backpacks, safety gear
J.G. Hardison	Kiln dried hardwood lumber, specialty lumber
Louisiana-Pacific Corporation	Oriented strand board

**TABLE L (Continued)**

The Loxgreen Company, Inc.	Aluminum extruder & anodizing, brite dip, buffing and special fabrication; custom aluminum and vinyl extrusions
North American Aerodynamics	Sport parachutes
Our Pride Foods of Roxboro	Pimento cheese
Owens Corning Metal Systems	Aluminum siding & accessories
Pepsi-Cola Bottling Co.	Soft drinks
Person County Schools	Elementary, Middle School & High School Education
Person Memorial Hospital	Inpatient/outpatient health services
Person Industries	Subcontract hand work
Phoenix Semicron	Liquid chemical dispense equipment for semi-conductor processing/manufacturing
Piedmont Community College	Electric distribution utility
Piedmont Electric Membership	Electric distribution utility
Public Service Company of NC	Natural gas utility
Roxboro/Carolina Broom Works	Brooms
Softex Finishing	Fabric washing & dyeing
Talbert & Talbert Lumber	Lumber manufacturing
Triangle Parachute	Parachutes

1. Tax Base:

Person County re-evaluates property for tax purposes every four years. The next re-evaluation is scheduled for 2000. Forty percent of the County's tax base is in the Carolina Power and Light electric generating facilities located on Hyco Lake and Mayo Reservoir.

Person County's property tax rate is \$0.65 per \$100 of property value and the City of Roxboro's tax rate is \$0.60. These rates were effective in 1998 and will be reevaluated in 2000. The rates are based on effective rate/\$100 of actual value. The next re-evaluation is scheduled for 2000.

## **N. Community Services and Facilities**

### **1. Fire and Rescue:**

Fire and Emergency Services are provided by ten fire departments. The City of Roxboro has a professional staff on 24-hour duty (1 existing station and 2 under construction). The communities of Hurdle Mills, Moriah (2 stations), Triple Springs, Timberlake, Ceppo (2 stations), Woodsdale, and Allensville have volunteer fire departments.

Emergency management services are dispatched from a central location in the City of Roxboro. The County provides paramedic level services through an enhanced 911 system with computer aided dispatch.

### **2. Water and Sewer Infrastructure:**

The City of Roxboro provides public water to city residents and to all industries within the County. The City also provides public sewer services to city residents and some county residents on the periphery of the City. Roxboro provides public sewer to all industries within the County except for the Louisiana-Pacific plant in northern Person County. (Map 4-3)

Person County has had a long-term agreement with the City of Roxboro where the County, with input from the City, funds the construction of new water and sewer lines which are then turned over to the City for perpetual maintenance. The County will also assist in the construction of water and sewer lines to serve new industry. The County uses a formula to calculate the public's financial contribution based on the new industry's contribution to the tax base. Water and sewer users outside the City of Roxboro pay double utility rates. An August 1999 agreement provides for a portion of these increased rates to be returned to the County to offset the cost of new lines.

The Comprehensive Water Plan for Roxboro and Person County (1998) provides details on the County's and City's water supply sources located in the Roanoke River basin. The City of Roxboro obtains its water from Lake Isaac Walton (City Lake) and Lake Roxboro. Lake Isaac Walton impounds water from Satterfield Creek and Stories Creek. The safe-yield capacity of this lake is 3.2 million gallons per day (MGD). Lake Roxboro impounds water from South Hyco Creek and is located on the Person/ Caswell County line. The safe-yield for this lake is 7.8 MGD for a combined total safe-yield of 11.0 MGD. (Map 4-3)

**Map 4-3 Roxboro, North Carolina  
Proposed Water and Sewer Systems**

The City of Roxboro raw water system operates in series. When the demand for raw water exceeds the safe-yield of Lake Isaac Walton, the City transfers water from Lake Roxboro to Lake Isaac Walton and then pumps water directly to the water plant from Lake Isaac Walton.

In order to transfer raw water from Lake Roxboro to the water treatment plant, water is released from Lake Roxboro to a diversion dam on South Hyco Creek. The raw water is picked up at the Hyco Pump Station (located along Highway 158) and transported through a 24-inch water main to Satterfield Creek. Raw water flows by gravity down Satterfield Creek to Lake Isaac Walton where the water is pumped to the water treatment plant. There are three raw water pump stations that deliver water to the water treatment plant. The Hyco Pump Station is located on south Hyco Creek, and two water pump stations are located on Lake Isaac Walton. One station was constructed in 1920 and the other in 1965.

- *Helena Water Line.*

The County has recently completed construction of Phase I water and sewer to serve the new Helena Elementary School on US 501 South. The County received a total of \$3.5 million from the State's Clean Water Management Trust Fund to construct Phase 1 and Phase 2 water and sewer to the Helena community.

Phase I water involved constructing two miles of 16" water line from the south end of Roxboro along US 501 to the intersection with SR 1715/Helena-Moriah Road to serve the new Helena Elementary School and the surrounding area. A 12" water line was then extended to the school site and a 6" line was constructed to the sewer lift station site on Parsonage Road. Phase II water is proposed to be extended to a number of existing homes in the Helena community.

Phase I sewer involved constructing a sewer lift station with approximately three miles of 8" force main pumping sewage north along US 501 to the intersection of US 501 and Crown Boulevard to enter the Crown Craft pump station. The County is developing a conceptual plan to provide additional gravity sewer in the Helena community. The existing rail line will not limit potential for the extension of gravity sewer to the east along Helena-Moriah Road, as there are existing tunnels under the rail line in several places.

### 3. Solid Waste Management:

Person County waste is handled by a regional facility – Upper Piedmont Regional Landfill - located in eastern Person County. The per capita disposal rate for Person County in 1998-99 was 0.87 tons/person, up from the base year 1991-92 rate of 0.80 tons/person. The 1998-99 disposal rate was, however, still below the State average of 1.22 tons/person. The lower disposal rate is due primarily to the predominantly rural nature of the County.

### 4. Electric and Gas Service:

The County has full electrical service provided by Carolina Power and Light Company and Piedmont Electric Membership Cooperation. Natural gas service is available throughout the Roxboro Township and along the main industrial corridors within the County.

## **O. Parks and Recreation**

The Person County parks and recreation program has the distinction of having the oldest county park system in the State. The department's mission is "to promote and provide opportunities to enjoy meaningful leisure experiences with the provision of quality leadership, the development and maintenance of safe recreation facilities, the conservation and preservation of natural and open spaces, and creative programming in the area of arts, athletics, community programs, and the environment that are essential to the well-being of citizens and high quality of life in Person County."

The County has twelve park sites located throughout the County (Table - M Part I). These park sites provide a variety of facilities and services to meet the needs of County's citizens. Facilities include playground equipment, picnic shelters, walking tracks, ball fields, gymnasiums, tennis courts, outdoor volleyball courts, camping, kayaking, fishing, and disc golf among other facilities. The Kirby Civic Auditorium in downtown Roxboro, has a seating capacity of 840 persons and offers a variety of performances throughout the year. Parks and recreation facilities are also available for rent for public and private functions.

Data on park usage indicates that the number of participants in the various recreational programs has declined in recent years (Appendix M Part II



**TABLE M**

**PART I**

**PERSON COUNTY PARKS AND RECREATION  
SITES AND FACILITIES**

<b>Park</b>	<b>Location</b>	<b>Acres</b>	<b>Facilities</b>
Allensville	Gentry Ridge Rd	9	Ballfields, playground equipment, walking track, concessions
Bethel Hill	Bethel Hill Elementary School	7	Ballfields, playground equipment, walking track, gymnasium, concessions
Bushy Fork	Highway 49 South	13	Ballfields, playground, walking track, picnic shelters, gymnasium, concessions
Helena	Helena Elementary School	8	Ballfields, playground, walking track, picnic shelters, gymnasium, soccer fields, concessions
Huck Sansbury		12	Ballfields, playground, walking track, picnic shelters, gymnasium, concessions, tennis, soccer
Hurdle Mills	Hurdle Mills Road	7	Ballfields, playground, walking track, picnic shelters, concessions
Longhurst	Park Street, Roxboro	5	Ballfields, playground, picnic shelters, concessions, volley ball
Mayo Lake	Mayo Lake	120	Playground, picnic shelters, camping, kayak and canoe rentals, bank fishing, hiking/interpretive trail
Mt. Tirzah	Mt. Harmony Church Road	9	Ballfields, playground, walking track, picnic shelters, concessions, volley ball
Olive Hill	Highway 57 North	7	Ballfields, playground, walking track, picnic shelters, gymnasium, concessions, tennis, soccer, disc golf
Person High School	Roxboro	7	Ballfields, tennis
Southern Middle School		5	Ballfields, gymnasium, concessions
Kirby Auditorium	Roxboro	840 seats	Auditorium, concessions

**TABLE M  
PART II**

**PERSON COUNTY RECREATIONAL PROGRAM STATISTICS  
1994 – 1998**

Program	Number of Participants				
	1994	1995	1996	1997	1998
Athletics – Teams	4,389	4,761	4,954	4,870	4,607
Athletics – Spectators	74,560	82,440	83,680	77,240	73,720
Athletics - Special Events	2,376	2,757	3,847	4,030	3,457
Special Programs/Events	1,941	2,073	2,615	2,273	2,260
Cultural Arts	299	744	842	1,461	823
Cultural Arts – Audience	8,789	10,817	7,538	11,947	11,442
<b>Totals</b>	<b>92,354</b>	<b>103,592</b>	<b>103,476</b>	<b>101,821</b>	<b>96,309</b>

## **P. Education System**

### **1. Public Schools:**

The Person County school system serves approximately 5,900 elementary and secondary school students. School enrollment was down significantly from 1970 – 1990 when the school system lost 2,000 students. The Roxboro and Person County school systems were consolidated in the 1960s and the school district boundaries have not been changed since that time.

The school system is just completing a \$26 million renovation and expansion program. The County now has seven elementary schools, one pre-school center, two middle schools, and one high school. Older school properties have been demolished and the land turned over to the County's parks and recreation program.

Projections for school enrollment through 2008 indicate that K-8 enrollment will actually decrease by 175 students. The biggest growth in the school population has been in the Helena community in the southern part of the county. A temporary bulge in middle school and high school enrollment can be handled with mobile classroom units.

Additional land was purchased for the new Helena school to allow for a possible new middle or high school. The amount and location of new residential growth will determine the need for new school construction.

### **2. Piedmont Community College:**

Piedmont Community College (PCC) established in 1970, is a unit of the North Carolina Community College System and offers programs approved by the State Board of Community Colleges. PCC is accredited to award the associate degree. A citizens advisory committee of community leaders advises the college on ways to improve the college's instructional program.

PCC's main campus is located on College Drive in Roxboro. A second campus is located in Yanceyville in Caswell County. PCC serves as a catalyst for economic development in the college's service area of Person and Caswell Counties. The college offers programs, courses and services to support economic development of the Person and Caswell County region.

PCC offers a transfer program for students wishing to complete a four-year college degree. The college also offers specialized industrial training both on the campus and at industrial sites.

3. Four-year Colleges:

There are a number of four-year public colleges within easy driving distance of Person County. These include North Carolina Central in Durham, the University of North Carolina in Chapel Hill, North Carolina State University in Raleigh, and North Carolina A&T University and the University of North Carolina in Greensboro.

Private four-year colleges in the area include Meredith College, Peace College, Shaw University and St. Augustine's College in Raleigh, Guilford College in Greensboro, and Duke University in Durham.

## **Q. Natural Environment**

### **1. Soil Suitability:**

The Person County Soil Survey, published in June 1995, contains useful information for land use planning. The survey contains predictions of soil behavior for selected land uses. The survey also highlights limitations and hazards inherent in the soil, improvements needed to overcome the limitations, and the impact of selected land uses on the environment.

Person County is in the Piedmont Physiographic Province. About 17% of the soils in the county are strongly sloping to steep. The rest are nearly level or gently sloping to strongly sloping soils on Piedmont uplands and narrow to wide floodplains. Most of the upland ridges are convex and the side slopes and shoulder slopes are dissected by numerous drainage ways.

Soils groups are shown on the general soils map (Map 4-4). The best general soil groups for development are in the Georgeville-Herndon-Tatum and Appling-Wedowee-Cecil groups. The second best general grouping includes the Pacolet-Wedowee and Helena-Vance group. The Wilkes-Enon-Helena, Lignum-Orange, Orange-Mecklenburg, and Chewacla-Wehadkee soil groups are the least suitable for development.

**TABLE N**  
**SOIL LIMITATIONS FOR SELECTED LAND USES**  
**PERSON COUNTY**

Category	Soil Name/Symbol	Dwellings Without Basements	Dwellings With Basements	Small Commercial Buildings	Local Roads and Streets	Septic Tank Absorption Fields	Frequency of Flooding	Percent of Land Area	
1	Appling, Ap, Au	Slight	Slight/Moderate	Moderate/Severe	Moderate	Moderate	None	6.8%	
1	Cecil, CeB, CeC	Slight/Moderate	Slight/Moderate	Moderate/Severe	Moderate	Moderate	None	2.0%	
3	Chewacla/Wehadkee, Cw	Severe	Severe	Severe	Severe	Severe	Freq	6.6%	
3	Enon, En	Severe	Severe	Severe	Severe	Severe	None	4.4%	
1	Georgeville, Ge, Gf	Slight	Slight	Moderate	Moderate	Moderate	None	14.9%	
2	Goldston, Go	Moderate	Severe	Severe	Moderate	Severe	None	2.0%	
3	Helena, He	Severe	Severe	Severe	Severe	Severe	None	5.5%	
3	Helena/Sedgefield, Hf	Severe	Severe	Severe	Severe	Severe	None	2.1%	
3	Herndon, Hr	Slight/Moderate	Slight/Moderate	Moderate/Severe	Moderate	Moderate	None	7.2%	
3	Lignum, Lg	Severe	Severe	Severe	Severe	Severe	None	9.8%	
2	Mecklenburg, Me	Moderate	Moderate	Moderate/Severe	Severe	Severe	None	1.4%	
3	Orange, On, Or	Severe	Severe	Severe	Severe	Severe	None	5.2%	
1	Pacolet, Pa	Slight/Moderate	Slight/Moderate	Severe	Moderate	Moderate	None	1.2%	
3	Rion, Ro	Severe	Severe	Severe	Severe	Severe	None	0.4%	
2	Tatum, Ta	Moderate/Severe	Moderate/Severe	Severe	Severe	Moderate/Severe	None	3.7%	
2	Udorthents, Ud	Not Rated - on site investigation necessary to determine specific soil properties/limitations							0.6%
2	Urban Land, Ur	Not Rated - developed paving/structures, on site investigation necessary to determine specific soil limitations							0.3%
2	Vance, Va	Moderate	Moderate	Moderate	Moderate/Severe	Severe	None	4.6%	
2	Wedowee, We	Moderate/Severe	Moderate/Severe	Moderate/Severe	Moderate/Severe	Moderate/Severe	None	7.4%	
3	Wedowee, WfC	Moderate	Moderate	Moderate	Moderate	Moderate	None	0.7%	
2	Wickham, Wh	Slight	Severe	Severe	Severe	Moderate	Rare	0.1%	
3	Wilkes, Wk	Moderate/Severe	Severe	Severe	Severe	Severe	None	9.6%	
3	Water							3.5%	
	Total							100.0%	

Source: Person County Soil Survey, 1995

Elevations in the County generally range from 400 to 650 feet above sea level in elevation. According to the United States Geographic Survey topographic maps, the highest elevation point, about 890 feet above sea level, is located 1 mile southwest of Roxboro. The lowest elevation, about 350 feet above sea level, occurs where the Hycó River leaves Person County to the north. Some of the higher ridges or peaks in the County such as Hagers Mount and Mt. Tirzah have an elevation of about 750 feet.

Tributaries of the Dan River, such as the Hycó River, Mayo Creek, and Blue Wing Creek, drain 156,000 acres or about 60% of Person County. The Tar River drains about 20,000 acres in the extreme eastern part of the County. The Flat River drains about 83,000 acres in the southern part of the County.

## 2. Agricultural Areas:

Agriculture contributes substantially to the economy of Person County. Tobacco remains the chief cash crop. Other important crops are corn, soybeans, small grains, and sorghum. The livestock and poultry businesses are also important.

About 160,00 acres in Person County are used as woodland, 60,000 acres as cropland, 17,000 acres for hay or pasture, and 14,700 acres as urban and built-up land. The county has 7,000 acres of water areas.

**Map 4-4 Roxboro, North Carolina  
Soils**



### 3. Topography/Hydrology: (Map 4-5)

Person County is located in three major river basins: the Tar-Pamlico, the Neuse, and the Roanoke. The County is responsible for the administration and enforcement of watershed protection provisions established by the State for six drinking water supply watersheds within County boundaries. Approximately 57% of the County is within these protected watersheds.

#### a) Water Supply Watershed Protection -

Approximately 57% of Person County lies within one of six drinking water supply watersheds that are protected by a local ordinance adopted under the authority and at the direction of the State of North Carolina. Watershed protections establish a maximum density and percent of impervious surface coverage area for development within each watershed.

A water supply watershed protected area is the area adjoining and upstream of the critical area immediately surrounding a surface or run of the river water intake. The critical area of a water supply watershed is that area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed.

Person County has three watersheds within the Roanoke River basin – one is classified as WS-II Critical Area and two are classified WS-II High Quality Water Zones. Class WS-II watersheds are generally in predominantly undeveloped watersheds. High Quality Water Zones are waters, which are rated excellent based on biological, and physical and chemical characteristics.

The Neuse River Basin has a WS-III Protected Area and the Tar-Pamlico River Basin has a WS-IV Protected Area. Two watersheds, Story's Creek (6,491 acres) and South Hyco Creek (21,892 acres) are classified WS II and are located to the west and southwest of the City of Roxboro. The Tar River Watershed (20,117 acres) is a WS IV classification and is located east of the City of Roxboro along the Person/Granville County line.

Located to the south of Roxboro are the Flat River Watershed (80,074 acres) and Little River Watershed (74 acres) classified as WS III and WS II, respectively. Knapp of Reeds Creek Watershed (2,619 acres), a WS II classification, is located southeast of Roxboro along Person, Durham and Granville County lines.

b) Neuse and Tar-Pamlico River Basin Rules -

The State has recently enacted special rules for land use within the Neuse River Basin. The increase in development within the basin and the associated increase in nitrogen and phosphorus loading in the river and in the Pamlico Sound on the coast have necessitated the adoption of the rules to protect water quality. The rules establish a base line of 1991 for controlling nitrogen and phosphorus loading on the river. Rules will be enforced by the State Division of Water Quality or the County and City can develop a local ordinance based on the state's model ordinance and request that the power to enforce the basin rules be delegated to them.

Neuse River Basin Rules require that farmers and developers within the County use mitigation techniques to reduce phosphorus and nitrogen run-off from the land. The rules are performance-based rather than prescriptive meaning there is a choice of best management practice options from which land users, developers, and local governments can choose. Rules include provisions for riparian buffers along all water bodies (rivers, lakes, ponds, and streams but not manmade ditches) and use of swales, created wetlands, and detention/retention ponds. Farmers within Person County have established a local advisory committee to develop a mitigation plan for County farmers.

As of late 1999, the North Carolina Division of Water Quality was still in the process of developing and adopting rules for improving water quality within the Tar-Pamlico River Basin. The goal, as in the Neuse River Basin, is to maintain phosphorus loading, reduce nitrogen loading, reduce the velocity and control the volume of storm water runoff within the basin.

c) Floodplains -

The Federal Emergency Management Agency has mapped the 100-year floodplain within Person County. The 100-year flood designation depicts the areas within the County that have a 1% chance of flooding in any given year. This 1% chance, however, can occur at any time as North Carolina has experienced two 100-year floods within the last three years - Hurricane Fran in September 1996 and Hurricane Floyd in September 1999. Hurricane Fran caused \$5 billion of property damage and Hurricane Floyd caused \$6 billion of damage in the State. Due to the relatively rolling rather than flat topography of the county,

**floodplains are generally confined to relatively narrow drainage ways along the rivers and major creeks.**

**Map 4-5 Roxboro, North Carolina  
Topography**

# CITY OF ROXBORO LAND USE PLAN

## SECTION 3: GOALS & IMPLEMENTATION STRATEGIES

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## Section 3. Goals and Implementation Strategies

The purpose of this section of the Land Use Plan is to establish goals for future land development within the City and to identify implementation strategies that will help achieve the stated goals. Goals are intended to provide broad direction for future development, and implementation strategies detail ways to achieve stated goals.

This section is organized by the following topics: land use, housing, economic development, infrastructure, transportation, community facilities and services, community character and appearance, open space and recreation, and conservation/environmentally sensitive areas.

Overall development goals can not be achieved without continued cooperation and coordination between the various City government departments and with Person County. Cooperation among governments will help ensure that future development contributes to the overall economic vitality and quality of life of both the City of Roxboro and Person County.

### A. Land Use

#### 1. Land Use Goal:

Promote an orderly and efficient land use pattern, which allows for a variety of land uses while being sensitive to environmental concerns.

#### 2. Land Use Goal Implementation Strategies:

- a) Develop an effective, area-wide land use regulatory program in cooperation with the Person County.
- b) Develop a Unified Development Ordinance to address goals and objectives of the land use plan (incorporating new Zoning, Subdivision, Watershed Protection, and Floodplain provisions into one document).
- c) Minimize conflicts between incompatible land uses (existing buffering requirements between incompatible uses are not adequate).
- d) Provide for a variety of housing types, densities and price ranges.
- e) Encourage infill development within existing Roxboro corporate limits.

- f) Assess the need to establish an extraterritorial jurisdiction or growth boundary around the City of Roxboro to reduce urban sprawl outside future corporate limits.
- g) Re-evaluate uses allowed as a permitted use, conditional use, or special use within the City's existing zoning districts.
- h) Explore the feasibility of adopting an ETJ boundary.
- i) Formulate growth management policies that consider long term application of development.

## **B. Housing**

### **1. Housing Goal:**

Identify areas that are prime for development and those in need of re-development.

### **2. Housing Goal Implementation Strategies:**

- a) Conduct an external survey of all buildings and categorize as to condition (i.e., standard, deteriorated, or dilapidated).
- b) Re-evaluate adequacy of Minimum Housing Code and related City Ordinances that address treatment of deteriorated and dilapidated structures.
- c) Address and arrest the spread of blight by strictly enforcing the Minimum Housing Code; provide adequate personnel and operating budget to carry out an effective enforcement program.
- d) Initiate and promote a voluntary campaign to "clean-up, fix-up, paint-up" buildings within the corporate limits. Use the local media to publicize the problem and encourage property owners to make needed building repairs. Consider an annual awards program to recognize achievement in fixing up buildings within the City.
- e) Discourage the intermingling of residential land uses in commercial or industrial areas – the final result is often areas of decay or blight with the residential areas feeling the greater degree of blight.
- f) Evaluate need for providing additional clean, safe, and adequate low-rent public housing and means of accomplishing such, if deemed appropriate.
- g) Encourage infill development within corporate limits. Consider financial incentives such as reduced application and service hook-

up fees for new development within areas already served by city services.

- h) Identify appropriate locations/criteria for siting manufacturing housing parks/developments.

## **C. Economic Development**

### **1. Economic Development Goal:**

Provide a strong local planning environment that supports and enhances the economic growth potential of the City of Roxboro.

### **2. Implementation Strategies:**

- a) Promote continued economic investment through retention and expansion of existing industrial concerns and the recruitment of new industries and commercial businesses.
- b) Encourage well-planned commercial establishments to provide necessary goods and services to area employers and residents.
- c) Encourage industrial and commercial growth in appropriate locations within Roxboro's corporate limits and in selected areas within Person County.
- d) Discourage the intermingling of residential land uses in commercial or industrial areas that often results in conflicting land use problems.
- e) Explore feasibility of establishing service road parallel to inactive railroad corridors to promote economic development along major/minor thoroughfares.
- f) Develop regulations/guidelines that would ensure new development or redevelopment is compatible with established character and community vision.

## **D. Transportation**

### **1. Transportation Goal 1:**

Provide for orderly development along existing and proposed major transportation routes to minimize disruption to free flow of traffic.

### **2. Transportation Goal 1 Implementation Strategies:**

- a) Protect major transportation corridors (Highways 501, 49, 157, 57) as community gateways by establishing appropriate regulations to control access to these corridors.



- b) Ensure that streets within new developments are properly designed, built and maintained. Existing subdivision regulations are inadequate to address today's development (provisions outdated – adopted in 1964).
- c) Push NCDOT to plan new road alignment in enough detail to permit the City/County to preserve the right-of-way from development.
- d) Evaluate and implement various development scenarios to incorporate different modes of transportation (i.e., rail, airport, transit, as well as highways).

3. Transportation Goal 2:

Prioritize and pursue the paving of unpaved streets within the corporate limits. Roads should be upgraded in accordance with the City's development standards (i.e., surface, right-of-way widths, etc.)

4. Transportation Goal 2 Implementation Strategies:

- a) Inventory location and assess condition of unpaved streets and travel ways within the corporate limits (including new annexation area).
- b) Establish criteria to determine whether unpaved streets and travel ways should be paved or not (i.e., right-of-way width, etc.); and establish priorities for paving.
- c) Explore various funding options available to address the establishment and maintenance of a street-paving program.

3. Transportation Goal 3:

Provide safe pedestrian passageways to reduce accidents and improve citizen safety.

4. Transportation Goal 3 Implementation Strategies:

- a) Inventory location and condition of existing sidewalks and travel ways; re-evaluate adequacy of ordinance provisions regarding construction and maintenance of sidewalks; develop a master sidewalk plan.
- b) Establish priorities for installation and maintenance of sidewalks as follows: (a) streets leading to and from schools; (b) streets leading to and from shopping areas; (c) major thoroughfares; and (d) minor thoroughfares.
- c) Require new development (residential/commercial/industrial) to install sidewalks (for future linkage) in accordance with a master sidewalk plan.

## **D. Community Services and Facilities**

### **1. Community Services & Facilities Goal:**

Provide efficient, high quality public services and facilities in a manner, which encourages planned growth and development.

### **2. Implementation Strategies:**

- a) In cooperation with public utility providers, coordinate the development of phased and prioritized plans for providing infrastructure to strategic growth areas. In preparing plans, involve all utility providers, including but not limited to, Carolina Power and Light Co., Piedmont Electric Corporation, Piedmont Gas Service Company, and Public Service Company of North Carolina.
- b) Re-evaluate the adequacy of public parking in the uptown business district; explore various parking options, re-evaluate ordinance provisions addressing parking in the district (i.e., zoning ordinance).
- c) Formulate/expand on policies addressing utility extensions, which encourage development in specific areas, identified for growth and discourage growth elsewhere.
- d) Identify potential sites for new schools, other public buildings/facilities and parks.
- e) Identify/plan for future water supply sources.

## **E. Community Character and Appearance**

### **1. Community Character and Appearance:**

Maintain and enhance the character and identity of Roxboro that represents the area's heritage. Protect the appearance of community "gateway" corridors (i.e., major transportation thoroughfare corridors as designated on the City's Thoroughfare Plan).

### **2. Community Character and Appearance Implementation Strategies:**

- a) Establish design standards and other City ordinances that ensure future development contributes to the aesthetic appearance of the City while limiting the development of unsightly uses that detract from community appearance.
- b) Restrict encroachments in minimum yard setbacks (e.g., parking, goods and merchandise display, etc.).

- c) Develop ordinance(s) to address the placement of temporary banners, pennants, flags, balloons, inflatable signs, and political campaign signs.
- d) Ensure that required setbacks, particularly along major transportation corridors, are adequate to protect the appearance of these major community gateways.
- e) Promote and solicit interest in establishing a revolving loan fund to encourage commercial building renovations.
- f) Identify significant natural features, community landmarks, and important historic and archeological features. Educate the public about the importance of protecting these community assets; publicize the availability of potential tax credits and grants.
- g) Protect historic properties from inappropriate development or re-development.
- h) Re-evaluate regulations for on-site and off site (billboard) signs to ensure number, height, size, and lighting are reasonable in respect to the goal of improving community aesthetics.
- i) Develop landscape ordinance provisions addressing new development (conventional, modular and manufactured housing; manufactured home parks, multifamily, commercial, and industrial).
- j) Develop a tree-planting guide and program for older developed areas of the City to encourage a coordinated effort on the part of private property owners to contribute to the sense of community pride.
- k) Control access along major thoroughfares to allow for landscaped medians and spaced left turn access points that help preserve appropriate scale for community character and image.

## **F. Open Space and Recreation**

### **1. Open Space and Recreation Goal:**

Encourage the preservation and acquisition of land for open space. (Open spaces can be public or privately owned areas that are left in a natural or near-natural state. Lands could be preserved along creeks, floodplains etc. for use as nature trails, walking paths, etc).

### **2. Implementation Strategies:**

- a) Explore options to encourage the preservation and acquisition of lands for open space.

- b) Identify potential streams and creeks to serve as future greenways or trails.
- c) Identify significant natural features, community landmarks and important historic and archeological features. Educate the public about the importance of protecting these community assets.
- d) Develop provisions that provide for recreational areas to be set aside in new residential subdivisions, multi-family developments, manufactured home parks, etc.
- e) Provide input on the County's Parks and Recreation Department Master Plan Update to address the City's recreational needs.

## **G. Conservation/Environmentally Sensitive Areas**

### **1. Conservation/Environmentally Sensitive Areas Goal:**

Protect water quality, significant natural features, and other natural resources that have ecological, recreational, or other important values.

### **2. Implementation Strategies:**

- a) Identify areas of steep slopes and soils unsuitable for urban development.
- b) Discourage development in unsuitable or sensitive environmental areas which have natural or man-made constraints or limitations.
- c) Solicit help from the Federal Emergency Management Agency (FEMA) to accurately map the location of 100-year flood plains and other flood hazard areas within the City and County (only approximate boundaries are currently available at a scale of 1" = 2000').
- d) Re-evaluate existing water supply watershed protection provisions to determine if they comply with current N.C. General Statutes.
- e) Explore options to address existing utility deficiencies.

# CITY OF ROXBORO LAND USE PLAN

## SECTION 4: FUTURE LAND USE MAP

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## **Section 4. Future Land Use Map**

The purpose of the Future Land Use Map is to graphically depict a general land development pattern that best achieves land use plan goals and objectives. The Map projects preferred locations of different land use types using a 20-year planning horizon.

Once adopted, the Map should be reviewed and evaluated on a regular basis, approximately every five years, to determine what amendments are appropriate as inevitable variations from the projected land development patterns are to be expected. To be effective, the Map must be consistently consulted as a guide in reviewing and evaluating proposed property rezonings and land development plans.

**Please note that the Future Land Use Map cannot be interpreted independently from the written land use goals and implementation strategies.**

### **A. Land Use Classifications**

#### **1. Recreation/Open Space:**

Open space and recreational land use designations are based on existing use. Additional open space locations, including greenway trails, should be considered during the update of the Person County Master Recreation Plan.

#### **2. Residential:**

The residential land use classifications include land currently used for residential purposes as well as land where such use is anticipated in future years. Residential land uses include primarily single-family detached residences, but also include manufactured homes on individual lots, manufactured home parks, and multi-family residences. Limited nonresidential residential uses within this classification include churches, schools, and other public and institutional uses.

As is typical of most municipalities within North Carolina, residential land use is expected to remain the most prevalent type of land use within Roxboro. Single-family neighborhoods will also continue to comprise the majority of the City's housing stock.

New residential development is expected to occur near schools and where public water and sewer infrastructure are either available or can

be extended easily. Medium to high density residential development is expected to occur along and near major transportation routes, which provide marketing visibility and access to major employment centers in larger metropolitan areas. Innovative development such as clustering of lots and dwelling units to protect fragile environmental areas and to conserve public infrastructure costs should be encouraged.

R-1  
12/000  
3.63

a) Low Density Residential (1 - 3 dwelling units/acre) -

Residential uses including detached site-built, modular and manufactured homes, duplexes and triplexes; public parks; limited non-residential uses such as churches, schools, and other public institutional uses.

R-2  
12/000  
7.26

b) Medium-High Density Residential (4 - 8 dwelling units/ac) -

Residential uses including single-family/manufactured home subdivisions and parks; attached single-family homes including townhouses and condominiums; multi-family (apartment) development; public parks; limited non-residential uses such as churches, schools, and other public institutional uses.

c) Neighborhood Preservation -

Primarily older, historic single-family uses with limited non-residential uses, e.g., churches; limited small-scale office and commercial uses. Infill opportunities should be utilized for structures that are appropriately scaled and architecturally compatible with historic residential architecture of the area.

3. Non-Residential:

Traditionally communities have used land use regulations to spatially segregate residential from non-residential land uses. More recently, however, there has been a movement to encourage the location of compatible and co-dependent residential/non-residential land uses in closer proximity to allow residents to easily access needed services.

Additionally, communities are now recognizing the need to congregate or focus commercial services at key locations, usually at major intersections, to discourage strip development along major traffic corridors. This type of "nodal" commercial development is crucial to the protection of roadway capacity.

This type of commercial development should definitely be considered with the planning of the US 501/East Roxboro Bypass and the US

158/Northwest Loop Bypass. Nodal type commercial development will be more difficult if not impossible to achieve along the existing US 501/Madison Boulevard corridor due to the strong existing linear pattern of development.

However, adjustments in the number and location of access points for new development along US 501/Madison Boulevard could be instrumental in preserving highway capacity, and in improving traffic safety and community aesthetics. Additionally, requiring cross-access easements (interconnectivity) among adjacent projects would reduce the number of entrances/exits and turn movements along Madison Boulevard – all of which contribute to traffic congestion and create traffic safety problems.

In locating non-residential land uses the following criteria were considered:

- Proximity to existing similar type development.
- Proximity to customer base.
- Location on or near a major thoroughfare intersection/interchange.

4. Office and Institutional:

The office and institutional land use category includes major publicly owned land and facilities as well as quasi-public and private professional offices and services. Land uses within this category include government facilities, public and private educational facilities, professional offices and services, medical facilities and associated services, independent and assisted living facilities, and a limited mix of general office and business parks.

5. Uptown Commercial:

The uptown commercial classification recognizes the existing downtown business district, which includes a mixture of governmental and private offices, professional services, personal services, and retail establishments located in the heart of the historic central business district. Properties, which are undeveloped or underdeveloped, are included in this classification as appropriate infill opportunities.

The uptown urban core blend of land use should be encouraged to continue through re-use of historic buildings and appropriate scale infill. More recent commercial development along the US 501/Madison Boulevard corridor is attracting development away from the traditional

Handwritten notes: [red], S 44' 6', 1 E 28' N 64' S



uptown area. Every effort should be made to strengthen and enhance the uptown business core as the heart of the City.

4. Commercial:

The commercial land use classification includes existing retail, wholesale, and business and professional services. Where such development has an established pattern, other lands that represent a logical extension of commercial use are also included. New commercial development should occur with limited and/or shared access to major thoroughfares.

5. Industrial:

The purpose of the industrial classification is to provide for a wide variety of general manufacturing, assembly, and warehousing land uses. Planned industrial parks as well as freestanding manufacturing establishments are included within the industrial classification. Some intensive business service uses, such as automotive and miscellaneous repair services, could also be appropriate uses within this classification. Included in this classification are land areas that are currently used for industrial purposes as well as areas where future industrial land use is anticipated.

5-6 employees

1st shift

8:00-5:00 <sub>79</sub>

have dumpster  
pake

3 running down by

center  
x-100-  
606-  
539-0428

**Map 4-6 Roxboro, North Carolina  
Proposed Future Land Use Map**

**B. Future Land Use Map (Map 4-6) and Table O:**

**TABLE O  
FUTURE LAND USE**

<b>Future Land Use</b>	<b>Acres</b>	<b>Percentage of Total</b>
Low Density Development (4.4 % of land designated for Neighborhood Preservation)	1678	41.4%
Medium/High Density	468	11.4%
<b>Total Residential</b>	<b>2146</b>	<b>52.8%</b>
Office, Institutional, Public Facilities	269	6.6%
Uptown Commercial	35	0.9%
Commercial	901	22.2%
Industrial	659	16.3%
<b>Total Non-Residential</b>	<b>1904</b>	<b>47.2%</b>
<b>Total</b>	<b>4050</b>	<b>100.0%</b>

**Projected Land Use Highlights:**

- Increase in the amount of land designated for single family development by approximately 10% to preserve and encourage in-fill development rather than suburban
- Establish open space buffer along Marlowe's Creek and Tanyard Branch in flood plain areas to protect environmentally sensitive areas. This will result in a slight increase (.8%) in the amount of lands designated for Parks/Open Space.
- Strip Commercial /Industrial Development along portions of major and minor thoroughfares due to elongated municipal boundaries.
- Re-development of lands vacated by major industries/businesses
- Balance between Commercial/Industrial and Residential Development



# CITY OF ROXBORO LAND USE PLAN

## SECTION 5: APPENDIX

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## **APPENDIX A INDEX OF DATA SOURCES**

During the preparation of this land use plan, a wide variety of data sources were utilized. The general data sources are outlined below as are specific reference materials.

### **General Data Sources**

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City of Roxboro  
County of Person  
NC Department of Environment and Natural Resources, Division of Natural Resources  
NC Center for Geographic Analysis  
City of Roxboro Planning and Development Department  
City of Roxboro Public Services Department  
Person County Cooperative Extension  
Person County Economic Development Department  
Person County Planning and Zoning Department  
Person County Library  
Person County Historical Society  
Person County Parks & Recreation Department  
Person County Board of Education  
Piedmont Community College  
NC Department of Transportation  
US Department of Agriculture, Soil Conservation Service  
US Department of Commerce, Bureau of the Census

### **Reference Materials**

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North Carolina Municipal Population Estimates, 1998, NC Office of State Planning, 1999.  
North Carolina Population Projections, NC Office of State Planning, 1999.  
North Carolina State Profile, February 1999, Woods and Poole Economics, Washington, D.C.  
Soils Maps of Person County, US Department of Agriculture, Soil Conservation Service, 1995.  
2000 - 2006 Transportation Improvement Program, NC Department of Transportation, 1998.



